HISTORIC & ARCHITECTURAL SITE SURVEY

HISTORIC & ARCHITECTURAL SITE SURVEY OF MALONE NEAR SOUTH & SOUTH SALT CREEK NEIGHBORHOODS LINCOLN NEBRASKA

1978

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Acknowledgments

We would like to express our appreciation for the valuable assistance and information offered by members of the Lincoln community with a special acknowledgement of the efforts of the neighborhood organizations involved in this survey.

1. INTRODUCTION

The preservation of historic buildings, neighborhoods and sites has always been
a matter for discussion and disagreement. At one end of the spectrum are those
who think that anything "old" is significant and should have a precise museum-like
quality regardless of expense and other possibilities for utilizing the structure or
site. At the other end are those who believe the "old" should always make way for
the "new", that progress means tearing down and re-building and that restoration is
a romantic, impractical fancy. There is nearly always some truth on either side of
this debate and the fate of historic preservation may depend on which side speaks
loudest. However, victory for either extreme is likely to be unsatisfactory to
the community as a whole. The rational path leads to a compromise which allows for
controlled change that respects existing historic settings.

The purpose of the Historic and Architectural Site Survey was to establish a perliminary inventory of structures which have architectural or historic value, to identify areas which have potential as historic districts, and to make recommendations for their protection and preservation.

Within this broad overall purpose, more specific objectives of the study were: to identify Lincoln's architectural and historic heritage; recommend a historic preservation policy for the city; suggest ways in which individuals and groups may conserve and use historic buildings and sites; and propose methods for the implementation of preservation goals.

This study will be used by the Nebraska State Historical Society in compiling its inventory of historic and architectural sites eligible for the National Register of Historic Places. It may also assist the City of Lincoln in the general preparation of neighborhood preservation plans based upon this survey, and as the basis for the implementation of public and private preservation projects.

The Historic and Architectural Site Survey began with a review of Lincoln's early historic and architectural development and a preliminary visual reconnaissance of the areas to be surveyed. The survey was carried out on a lot by lot basis of every pre-World War II structure in the Malone, Near South and South Salt Creek neighborhoods and adjacent areas, including Lincoln's original plat and the North Bottom. The survey was conducted by architectural graduates who received training in field survey techniques. They gathered site data, photographed the structures, and compiled preliminary evaluations of their condition, importance to the immediate area, degree of change and architectural significance.

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The photos, field data and preliminary evaluations were then critically reviewed, producing a selected listing of 680 of the over 5,500 sites for further study. Site and photo cards were made and graduate students trained in historic data-gathering examined the available public records to complete the research needed for the inventory selection.

Base maps of the neighborhoods showing the location of structures were prepared and the data was plotted indicating the significance of the structures, land use, visual features and date of construction. These maps served as a basis for determining the location of Historic District recommendations.

LINCOLN, NEBRASKA
LOCATION OF NEIGHBORHOODS
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

1 MALONE

2 NEAR SOUTH

3 SOUTH SALT CREEK-NORTH

3A SOUTH SALT CREEK-SOUTH

4 NORTH BOTTOMS

5 OTHER SURVEYED AREAS (NOT MAPPED)

NORTH
SCALE IN FEET

3

This report presents an analysis of Lincoln's historic character and background
and the forces of growth and change which have been manifest in its development.
This is followed by a review of Lincoln's architectural character within the context
of American architecture and analyzes the stylistic developments and architects
that have shaped it. Next is an analysis of each target neighborhood tracing its
historic background and development, identifying some important personalities
of the communities and defining the architectural character of each area. A
description of the proposed historic district follows, along with a listing of
the inventoried sites. The next chapter deals with the preservation goals and
objectives, recommendations for community conservation, preservation techniques and
their implementation. Added is a bibliography of historic uses, useful architectural
references and preservation resources which are applicable to Lincoln. The appendix
contains explanatory information concerning survey methodology, mapping and site
evaluation criteria.

Other resources developed by the study include: photographs, field survey data
and site information cards for each site surveyed; plat maps locating each site and
base maps used in analyzing the field data; and photograph cards on each inventoried
site. The originals are on file at the Nebraska State Historical Society; a
duplicate set is located at the Urban Development Department.

2. LINCOLN

Historic Character

1856-1869 Early Settlement

Two years after Nebraska became a territory in 1854, the first settlers came to Lancaster County. The county was organized in the fall of 1859, and a location for the county seat town site was selected. The chief advantages of the site were its central location and the proximity of an economic resource in the salt basins which served people from Plattsmouth, Nebraska City and Beatrice.

A permanent settlement was established in 1864 and named Lancaster. It was platted by Elder J. M. Young on the southeast quarter of section 23. The same year a contention for the county seat developed between Yankee Hill and Lancaster. It was resolved in the summer when the Territorial Legislature reaffirmed the selection of Lancaster as the county seat.

Population growth was slow in the beginning. The 1860 census listed 153 people in the whole county. By 1867, the year Nebraska achieved statehood, the town of Lancaster had only 30 inhabitants. Another event of that year, however, was soon to bring about significant growth in the community. A State Capitol Commission consisting of Governor David Butler, Secretary of State Thomas P. Kennard, and Auditor John Gillespie was charged by the new State Legislature with examining and choosing a site for a new state capital. It was to be called Lincoln and would be located in a district comprised of Seward, Butler and Lancaster counties. During the month of July, the trio travelled the counties in search of a suitable site and were impressed with the town of Lancaster.

> On the 29th we made a more thorough examination of Yankee Hill, and Lancaster, and their surroundings. At the last-named point the favorable impressions received at first sight, on the 19th, were confirmed. We found it gently undulating, its principal elevation being near the center of the proposed new site, the village already established being in the midst of a thrifty and

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considerable agricultural population, rich timber and water-power
available within short distances, the center of the great saline
region within two miles; and, in addition to all other claims, the
especial advantage was that the location was at the center of a circle
of about 110 miles in diameter, along or near the circumference of
which are the Kansas State line, directly south, and the important
towns of Pawnee City, Nebraska City, Plattsmouth, Omaha, Fremont
and Columbus.[1]

In addition there were legal advantages such as existing title to the adjacent lands
being fully vested in the state and the promise of residents to convey their title
to the captiol commission. The site was also selected for political reasons. The
commission had less than a year and a half to choose and survey a site for the
capitol building. If they failed, it meant a renewal of the capitol relocation
dispute. The location was a compromise between the state's rival populations north
and south of the Platte River and was intimately connected with the issue of
reapportionment of the legislature.

In August the site was surveyed and platted. The plat of Lincoln by the capitol com-
mission surveyors substantially disregarded the earlier plat of Lancaster, leaving
several of the original structures in the middle of lot lines. In addition to the
original settlement which was re-platted as 7th to 14th; O to V, the lands south of
O Street were platted as 1st to 17th; A to O.

The original plat dedicated three four-block squares for the state capitol at 15th
and J, the state university at 11th and S, and the city park at 7th and E. In addi-
tion, it reserved blocks between 9th and 10th at Q and R for a market square, at O
and P for a post office, and at J and K for a court house, and numerous lots for
various church denominations. The lots along O and 9th were platted as 25 feet wide
commerical sites while the rest were 50 feet wide residential sites. All blocks
contained alleys running east and west except for the 19th street commercial blocks
where the alleys ran north and south.

1. A. B. Hayes and S. D. Cox, History of the City of Lincoln (Lincoln: State
Journal Company, 1889), p.126.

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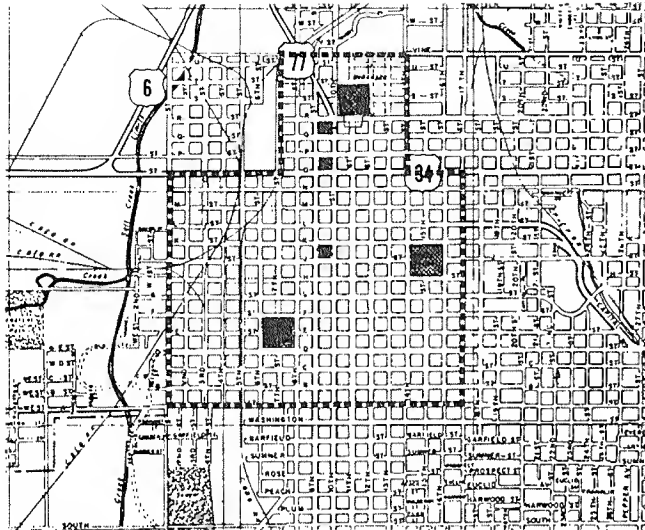
1. Diagram of Lincoln showing the outline of the original plat of 1867 which included the village of Lancaster north of O Street.
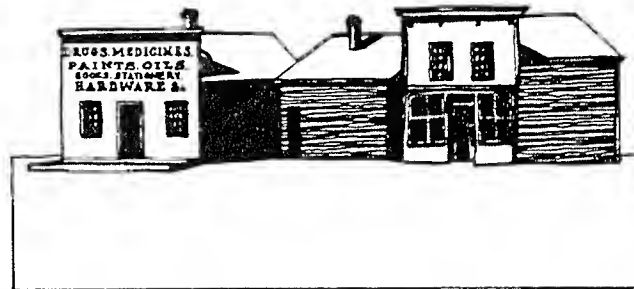
2. Commercial buildings at 9th and O Streets in 1868 were typical of the wood frame structures marking the first stage of Lincoln's development.

1869-1890 Growth and Development

When the State Legislature met in Lincoln in 1869, confidence in the future of the city mounted. The Capitol addition (17th to 20th; A to H) and Kinney's O Street Addition (17th to 27th; O to R) were both platted in 1870. Many commercial, residential and civic buildings were constructed during this relatively brief boom period. These buildings, marking the first stage of Lincoln's downtown development were largely of temporary wood frame construction. The major public buildings, such as the State Capitol (1869), and University Hall (1870) were of masonry construction and gave the city an appearance of early stability. The Burlington and Missouri River Railroad arriving in 1870 with connections to Plattsmouth, fostered this bright outlook.

After 1871, however, this high level of activity ceased. The impeachment of Governor Butler, the threat of the removal of the capital from Lincoln, and the general depression in state agriculture and economy resulting from grasshopper plagues made Lincoln's future doubtful for the first half of the decade.

Recovery came slowly and the population of the capital city grew from 2,500 in 1870 to 13,000 at the end of the decade. The development of public institutions and utilities both paralleled and fostered this growth. In 1872, the Lincoln Gas Light Company was formed. In 1879, the first storm sewers were laid and the U.S. Post Office and Courthouse was completed. Speculative land developers platted numerous additions outside the original city limits to the east and south.

The decade was also marked by the construction of two and three story masonry buildings in the commerical area of the city. This construction superseded the earlier wooden buildings which had characterized the first stage of development in downtown Lincoln. Commercial buildings from this second stage, which reached its peak in the late 1880's can still be seen: the Veith Building, 816 P Street (1884), and the Elite Studio, 226 South 11th Street (1888) and the Burr-Muir Block, 215 North 9th Street (c. 1881).

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The 1880's saw a four-fold population increase, with over 55,000 residents by the end of the decade. The construction boom in the 80's produced major changes in downtown Lincoln and considerable development to the southeast. In 1888, over $3.25 million of new construction was completed, with one million being in new home construction.

The development of public utilities corresponded with the rapid growth. In 1880, the Lincoln Telephone Exchange was established and in 1883 the electrical system began to be developed. By 1887, the first sanitary sewers were constructed and the first street paving began. Two years later the city had 23 miles of brick road. The water works, first established in 1882 with a single well at the city park, was expanded in 1889 with a series of wells along Antelope Creek at A Street.

The establishment of the Lincoln Street Railway Company by a vote of the people in 1881 was particularly significant, since the pattern of the development of the city followed the street car lines until the advent of the auto. The Lincoln Street Railway Company was given right of way and built lines to all parts of

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3. The Burr-Muir Block (c.1881) is typical of the second stage of development in downtown Lincoln.
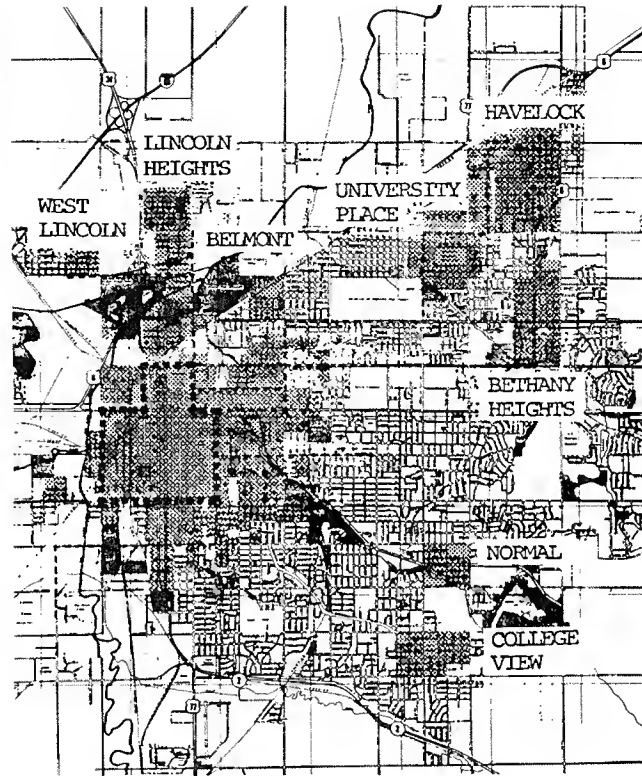
4. Diagram of Lincoln showing the extent of development circa 1888-92.

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town. Other lines soon began to both service and encourage growth and real estate developed in outlying areas. Rapid Transit Line (1887) extended to West Lincoln; Captiol Heights Line (1888) linked downtown to eastern sections along G Street; Standard Street Railway (1888) connected Lincoln lines on North 27th to University Place; and Bethany Heights Line (1889) connected Lincoln lines at 33rd and V Street with Bethany Heights. By 1889, there were over 31 miles of track in the city and in 1891 the system began to replace its horse drawn cars with electric power.

4 Several communities were established near Lincoln in the 1880's. Havelock was platted in 1887, with major activity developing around the Burlington shops

and other early industry. The same year, Lincoln Heights and Belmont were platted north of the university as exclusive housing developments.

In 1888, University Place anchored by Nebraska Weslyan University was incorporated and Bethany Heights, centering around the Nebraska Christian University (Cotner College) was platted. In 1889, College View developed in a similar fashion around Union College as did Normal around Lincoln Normal University (56th and Normal Boulevard) in 1892.

1890-1915 Turn of the Century

The decade of the 1890's was marked by a population decline from 55,000 in 1890 to 40,000 at the turn of the century. The financial panic of 1893 and the nationwide droughts contributed to the turnabout in Lincoln's growth patterns.

Since the turn of the century, the population of Lincoln has shown consistent growth. The steady, undramatic growth during the period prior to the First World War reflected the recovering economy. Using building construction as an indicator, the city went from two million dollars in 1910 to three million dollars in 1915, reaching 3.2 million by 1920. Population during that time increased from 44,000 to 55,000.

The early twentieth century exhibited a third stage in the development of downtown Lincoln. Steel and concrete buildings of five or more stories began to appear: the First National Bank, 10th and O (1911); Miller and Paine, 13th and O (1916); and Rudge and Guenzel, 13th and N (1917). The Mount Emerald Addition was platted in 1905 as one of the finest residential areas in the city. The automobile which appeared by 1900 was still a novelty and had not yet exerted a major influence on Lincoln's development.

The City Beautiful Movement's influence was first felt in this period with the erection of several civic structures including some Carnegie funded libraries such as the old Lincoln City Library (1902), and the U.S. Courthouse and Federal Building, 135 North 10th Street (1904-06).

5. The old First National Bank Building (1911) is typical of the third stage of development in downtown Lincoln.

During this period the influence of the Urban Parks Movement was also seen in Lincoln. Park development was a hallmark of the early part of this century. Lincoln had established an urban park with its original plat, but a series of gifts accounted for significant growth in this park system. Among the gifts were 10 acres from William Jennings Bryan (1907) and 15 acres from W. T. Auld (1915) to augment Antelope Park. The Memorial Gardens (1921) and the Sunken Garden (1930) were added to the park as a gift by J. C. Seacrest. The park continued to grow when the city added numerous parcels of land from Sheridan Boulevard to O Street between 1919 and 1924.[2]

2. N. M. Donahue, Public Parks in the Recreational Movement in Nebraska 1890-1938, (Lincoln: M. A. Thesis), p. 92.
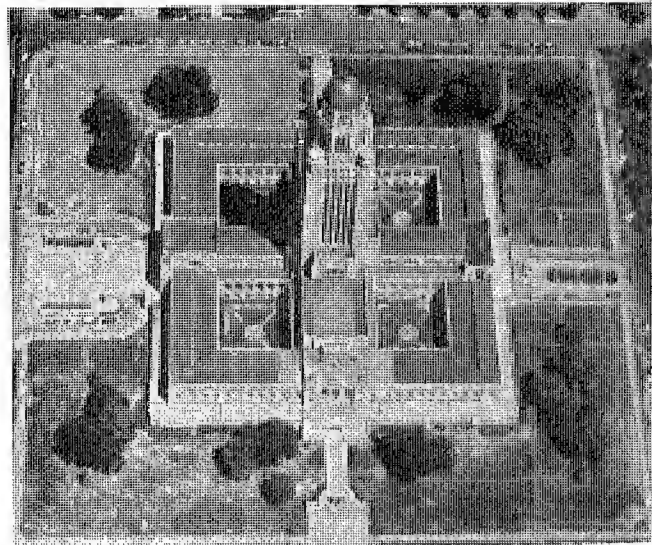
6. The Nebraska State Capitol (1922-32) is typical of the civic structures built at the height of the City Beautiful movement.
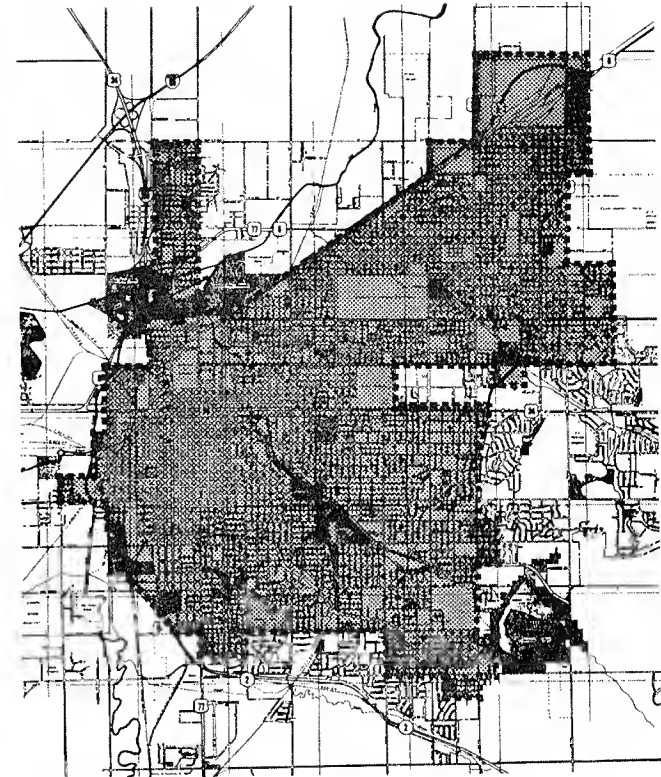
7. Diagram of Lincoln showing the limits of annexation about 1930.

1915-1945 Automobile Era

Lincoln's population continued to grow during the prosperous 20's and the depressed 30's. The population was at 55,000 in 1920, 76,000 in 1930, and 82,000 in 1940. Prosperity alone did not account for growth during this period since the satellite communities which developed in the 1880's were incorporated into the city. Normal was annexed in 1919, University Place and Bethany in 1926, College View in 1929, and Havelock in 1930. These annexations coupled with the enactment of the first zoning code in 1926 gave the city a basis for planning and orderly control of growth.

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This period of great civic pride reflected the height of the City Beautiful
Movement in Lincoln, and can be seen in urban planning and monumental civic
architecture. Many major works of architecture by noted American architects
6 were erected, including the State Capitol, 15th and J (1919-32) Bertram G. Goodhue;
73 First Plymouth Congregational Church, 20th and D (1929-31) H. Van Buren Magonigle;
and the First Presbyterian Church, 17th and F (1926-27) Ralph Adams Cram.

Downtown development kept pace with the erection of numerous office buildings
such as the Sharp Building, 13th and N (1927) and the Stuart Building, 13th
56 and P (1929). Many early residences were displaced as commerical building
expanded to the north of the central business district and apartments developed
to the near south. The J. D. MacFarland house, 14th and Q Street, was demolished in
1929 to make way for a gas station which has recently been replaced by a fast food
store.

The automobile made a great impact on the growth and development of
Lincoln. Its effect was demonstrated by the development of the exclusive out-
lying residential sections to the south and east of the city: Woodscrest (1916),
Sheridan Park (1916), Woodsshire (1925) and Piedmont (1927). A parkway system
was developed along Sheridan Boulevard, from 1916 onwards.
In 1929, a 600 acre gift of John F. Harris was given to the city as Pioneers Park.
This park was developed during the following decade by the Civilian Conservation
Corps as a continuation of the Urban Parks Movement.

1945-1978 Recent Development

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The most recent phase in Lincoln's development has experienced rapid population
increases; the city has grown from a 1950 population of 97,000 to a 1970 popula-
tion 150,000. The automobile has remained a major force in establishing develop-
ment patterns, while areas to the north and west of the city still remain
relatively inaccessable because of rail yards, industry and salt flats.

The fourth stage in downtown development currently discernible is characterized by
high rise office buildings. The First National Bank Building, 13th and M (1969),
and the National Bank of Commerce Building, 13th and O (1976), mark this period.

8. The Carlos C. Burr house (1883) was demolished in 1971.
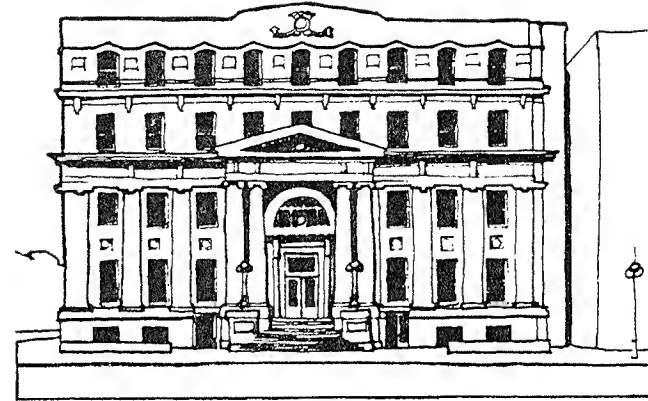
9. The Banker's Life Building (1910-11) was demolished in 1963.

Over the years the center of downtown Lincoln has slowly shifted to 13th and O, several blocks east of its original location at 9th and O Street.

The increased construction of parking facilities in the downtown area and the incursion of commercial and apartment buildings into residential areas have resulted in the loss of some of Lincoln's finest early houses, churches, and commercial buildings. The C. C. Burr house (demolished in 1971) is now a parking lot, the All Souls Unitarian Church (demolished in 1961), now apartments and the Banker's Life Building (demolished in 1963), another parking lot.

15

Architectural Character

Context

The concept of the architect as a separate creative force in building design was relatively unfamiliar in early 19th century America. Few were trained as architects. Men who would have identified themselves as craftsmen modified designs which were taken from European building handbooks.

The carpenter or mason would have provided the design for the structure, and later with larger projects, the design may have been furnished by the construction superintendent. With the demand for more substantial and technically complex structures, the need for formally trained architects grew, and architectural education began to appear in the universities. Also many young American architects went to Europe to study or they found formal training in engineering courses. The profession officially identified itself in 1857 with the formation of the American Institute of Architects.

The growth of the profession parallels industrial growth after the civil war. More and more well-trained architects began to compete for lucrative projects offered by the new class of wealthy capitalists. As building activity and specialized training increased, styles also began to change from the constrained classic forms to eclectic styles.

The growth and development of architectural sophistication in Lincoln follows a similar pattern. Lincoln differs from the broader American scene in that growth came later, came more slowly, and has always remained on the conservative edge. Because Lincoln was relatively remote, the client and architect felt less critical competitive pressure; consequently there was little demand for high style or avant-garde forms. Builders often used third-hand interpretations of new forms. There was at times an unusual mixture of styles such as Late Victorian house forms with Neo-Classic porches.

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The unavailability of building materials also affected style during the early period. Wood was frequently used as it was easily imported by rail from the midwest. Stone was more difficult to bring to Lincoln and it was reserved for only the most substantial public buildings. Brick was locally available from the Yankee Hill Brick Works and used largely as a fireproof material for commercial buildings.

Early major buildings in Lincoln generally reflected the need for stability in the new community. The site for the city was chosen for political reasons and the threat of removal of the capitol made development a precarious investment. Added to the local situation was the general economic instability of the 1870's. Thus, clients were reluctant to build any really substantial structures. The public buildings were major exceptions and provided a show of confidence in the new community. Old University Hall, built of chiefly inexpensive materials, was quickly erected to add to the general, often misleading image of financial security. The early optimistic hopes for Lincoln's future were fulfilled during the boom in the 1880's.

Even during the building boom the tendancy to choose reserved styles was retained. This is partially due to the education and experience of most architects available in Lincoln. Often they came through the ranks as craftsmen and builders, occcassionally serving an apprenticeship in architecture rather than receiving formal university training. A few well-trained architects who did come to Lincoln during this period stayed only a few years, moving on to larger projects and wealthier clients in larger cities. The Nebraska Chapter of the American Institute of Architects was not formed until 1919.

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Just as there were few architects who could provide a "correct" academic style, there were few clients who demanded such a design. The majority of Lincoln's early residents came from small communities in other midwestern states, particularly Ohio and Illinois. Their sense of proper architectural form would have been influenced by the restrained Neo-Classic, the prevailing style of the early 19th century.

But some of the prospective clients had travelled extensively and brought a more sophisticated sense of architectural style to the new city. When railroad contractors like Fitzgerald and Phillips built their new homes

10. The Andrew J. Sawyer house (c.1881) was demolished for the construction of the First Presbyterian Church (1926-27).

in the Near South neighborhood, they looked for designs similar to those in cities in the East. Another important stylistic home in the South Salt Creek area was built by J. Tyler, an architect born and educated in England.

Businessmen in the new city would not only have been well-travelled but probably also entertained other businessmen from Chicago, Kansas City, or Denver. The Victorian home of A. J. Sawyer in the Sawyer Addition near the Capitol would have made an impressive appearance, adding to the important new image of prosperity. There were, however, generally few examples of the truly flamboyant Victorian style common among the nouveau-riche founded on speculative wealth. This overt display of wealth would have seemed inappropriate in the conservative and strongly religious community of Lincoln.

Lincoln's dependence on government agencies as an economic base has been a factor in maintaining a more conservative trend in architectural style. Structures tend to be functional, utilitarian, and unfortunately expendable. Many fine buildings have been lost due to Lincoln's growth pattern.

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Styles

Lincoln's architecture generally follows the major movements seen in the United States although it tends to trail the stylistic trends on the east or west coasts with local examples being of a later date. These architectural styles generally follow one of two major historical traditions: the classic or the romantic.

The classic tradition has as its source the architecture of ancient Greece and Rome and its "rebirth" in the Renaissance and Post-Renaissance periods. The classic language of architecture is typified by the ancient orders of columns, capitols, and entablatures and a host of related elements such as pediments, balustrades, and pilasters. Classic architecture is characterized by symmetric, monumental and static forms. It is seen in such styles as the Beaux-Arts, Neo-Classic and Neo-Georgian Revivals, Italianate, Renaissance Revival, and the French Second Empire.

The romantic tradition has as its source the Medieval period of Romanesque, Gothic, the Byzantire styles and other more exotic phases of architecture such as the Egyptian and Oriental. Romantic architecture is rather picturesque, unsymmetric, and decorative and may be typified by such non-classic elements as arches, towers, steep gables, chimney pots, bay windows, and buttresses. This tradition includes the Gothic and Romanesque Revivals, Victorian Gothic and late Victorian styles such as Queen Anne, Eastlake, Stick and Shingle styles, as well as some of the Electic Revival styles such as the Tudor and Jacobethan Revivals.

There is also a nonstylistic tradition which is largely unconcerned with sophisticated and historic design issues. It proceeds from the work of builders who follow a common building tradition and are not conscious of producing "high style" design. This tradition is characterized by utility of purpose and has only an occasional reference to historical styles. This nonstylistic tradition includes works of engineering and the venacular buildings which are typical of the majority of Lincoln's built environment.

11. The Peter Burns house (c.1869) is typical of one type of vernacular structures which were very prevalent in Lincoln's earliest years.
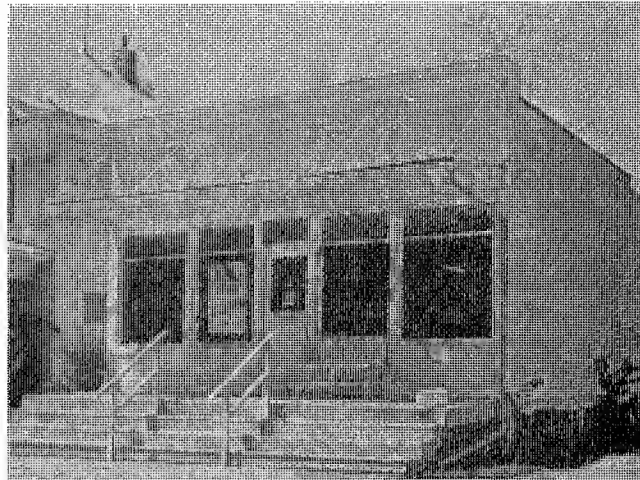
12. The Jacob J. Lebsock store (1912) is a late example of the "western false front" which once marked the first stage of development in downtown Lincoln.

Vernacular (c. 1869-1930)

Vernacular structures reflect the traditions in building brought by the various settlers of Lincoln. The first buildings in Lincoln were largely non-stylistic pioneer structures. One type is an austere one and a half story house with a steep gable roof to the street and a one story shed roofed kitchen at the rear, such as the P. Burns house, 807 K Street (c. 1869). Lincoln's first phase commercial buildings were similar to this type with the facade treated as a "western" false front. A late example can be seen at the J. J. Lebsock Grocery, 710 B Street (1912).

A second type is similar to the first but fronting the street on its long side with the kitchen off the rear in a T-shape plan. There are a few of this type such as the W. Schneider house, 635 D Street (c. 1884). A more austere one story version can be seen in some of the earliest homes in the South Salt Creek Neighborhood such as the G. Eisel house, 104 J Street (c. 1880).

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13. The Wilhelm Schneider house (c.1884) is a typical T-shape vernacular structure built during Lincoln's earliest years.
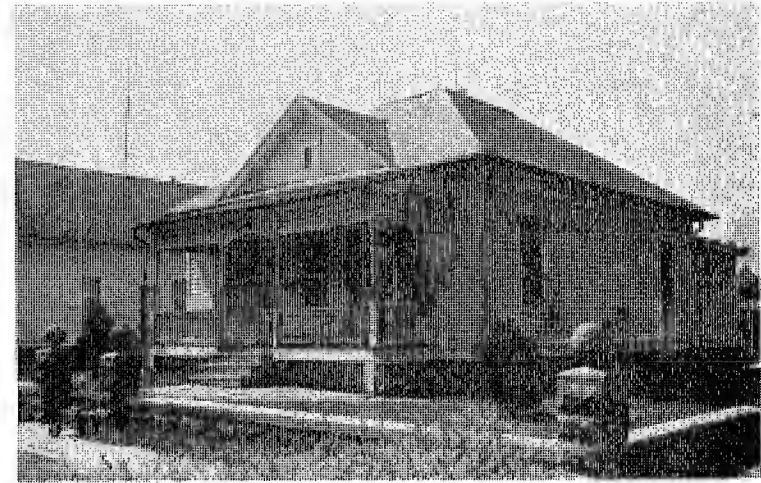
14. The Wilhelm Heltzer house (1909) is a late example of a vernacular square cottage with an Eastlake porch.

A third type of non-stylistic pioneer building is the one story, square hipped
14 roof structure such as the W. Heltzar house, 748 Plum Street (1909). One varia-
tion of this type has an extension to the street and the entry to the side
such as at the W. G. Jennings house, 2434 W Street (1916).

The two story variation of the square box was very common throughout Lincoln
15 from the 1890's to 1920's. It is seen with such buildings as the H. Hoffman
house, 1016 South 8th Street (1913). A most unique structure of this type is
16 the L. G. Wettling house, 1900 Washington Street (1906) built of concrete which
has a vernacular Prairie Style character. The two story box also has a gable
roof version as seen in the Malone area at the N. W. Norris house, 2618 P
Street (c. 1903) which takes on a vernacular Neo-Classic character.

Another vernacular structure based on an L-shaped plan is seen in both one
and two story versions. One example of this type is the H. Holtze house,
1017 South 6th Street (c. 1886). There are many other vernacular types,

15. The Henry Hoffman house (1913) is a two story square box "prairie vernacular" very prevalent in the early 1900's.

16. The Louis E. Wettling house (1906) is an example of "fireproof" concrete construction.

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evidence of the diversity of the earliest settlers lifestyles, which reflect their cultural origins and modifications made to fit the new conditions of an open prairie.

Pre Civil War Styles (c. 1869-1890)

Pre Civil War architecture in the United States was dominated by the Greek Revival style (1820-60). A diversity of stylistic interest began to appear and was usually based upon building type with the Early Gothic Revival (1830-60) in churches and residences, the Italinate styles (1840-80) in residences and commercial buildings and the Romanesque Revival (1845-70) in churches and
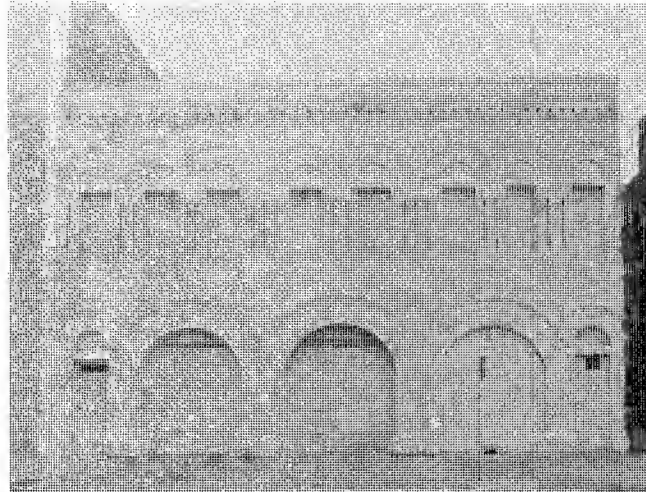
17. The Palace Livery Stables (c.1888) is typical of brick masonry construction in the Romanesque Revival style.

18. The Elite Studio (1888) is another Romanesque Revival masonry structure.
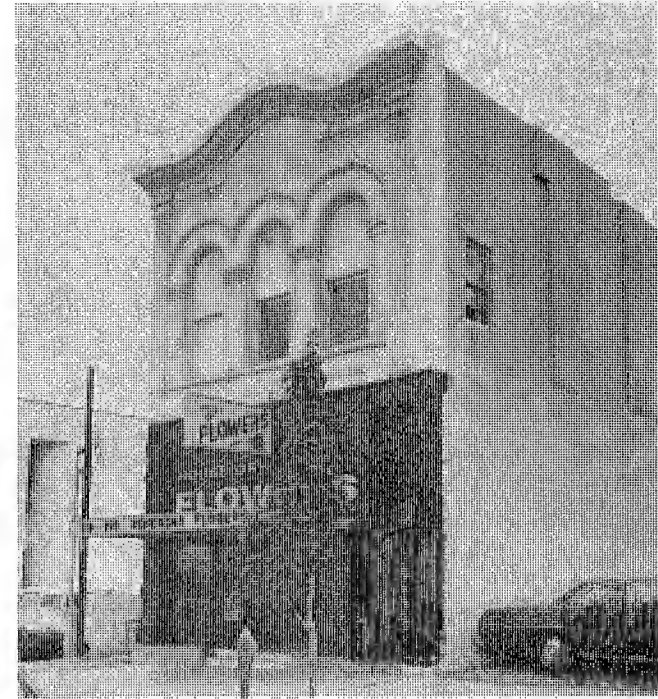
commercial buildings. Stylistic buildings in Lincoln can first be seen in such
41 residences as the T. P. Kennard house, 1627 H Street (1869). These Italinate
designs were very popular in Nebraska from before statehood to the mid-1870's.

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The first (1867-69) and second (1881-88) state captiols and the Lancaster County
Courthouse (1887) were Classic Revival structures. The designs of the Nebraska
State Captiol buildings followed the stylistic precendent of the United States
Capitol.

Lincoln's second phase commercial buildings were built of masonry construction
17 in the round arched Romanesque Revival style of the Palace Livery Stable, 1129
18 M Street (c. 1888) and the Elite Studio, 226 South 11th Street (1888).

19. The John L. Miller house (c.1874) is a modest example of the French Second Empire style.
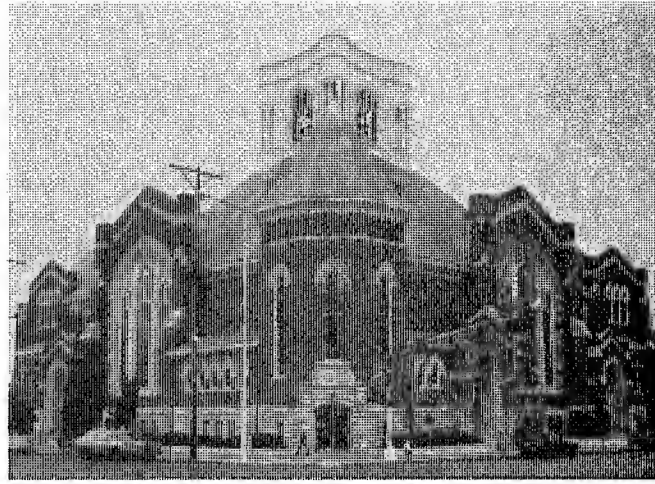
20. The St. Paul Methodist Episcopal Church (1899) is a late example of the high Victorian Gothic style.

A few early Gothic Revival houses, though generally not treated kindly by the passage of time, are still to be found in the original plat such as the J. E. Finney house, 905 E Street. This style was already declining in popularity when Lincoln was established and lasted only until the 1880's. A late example of the Gothic Revival church is found in the old First Christian Church (now St. Mary's Cathedral),14th and K Streets (1888-89).

24

High Victorian Styles (c. 1869-1900)

High Victorian styles prominent in the United States in the 1860's and 1870's reached their peak in Lincoln in the 1870's and 1880's. These were less exact in their historic sources of design than previous revivals and included several styles: Victorian Italinate in commercial buildings; Victorian Gothic in churches; and Second Empire in residences and public buildings.

21. The Henry Veith grocery (1884)
is a high Victorian Italianate commercial
structure built with cast iron columns
and pressed tin moldings.

22. The Victorian Italianate store-
front at 735 O Street (c.1884) is one
of the best preserved in Lincoln.

In commercial buildings the Victorian Italinate is typified by cast iron
columns and pressed tin moldings, parts which were easily shipped by rail.
They gave a richly diverse, though mass produced quality to commercial
21 buildings such as the Veith Building, 816 P Street (1884), and the Butler
46 Building, 1845 O Street (1889).

The French Second Empire style was used for Lincoln's earliest public buildings
such as the now demolished University Hall (1869-70) and the first Lincoln High
47 School (1873). This style was closely associated with buildings constructed
during President Grant's administration (1868-76). Of the few remaining
examples in Lincoln, the best are the modest Lewis-Syford house, 700 North
19 16th Street (c. 1878), and the J. L. Miller house, 1029 E Street (c. 1874).

23. The Guy A. Brown house (c.1889)
is a late Victorian structure
exhibiting Stick Style detailing.

24. The Clark-Leonard house (1887)
is a late Victorian Queen Anne style
residence.

20 There are few examples of High Victorian Gothic architecture remaining in
Lincoln with a noted one being St. Paul Methodist Episcopal Church, 12th
and N Streets (1899).

26 A magnificent yet stylistically unusual structure surviving from Lincoln's
first decade is the first United States Post Office and Courthouse, 920 O
Street (1874-79) which combines High Victorian Gothic motifs with a French
Second Empire roof.

Late Victorian Styles (c. 1885-1915)

Late Victorian styles prominent in the United States from the Centennial (1876)
to the Columbian Exposition (1893) are primarily seen in Lincoln in the late
1880's and 1890's. These popular eclectic styles were picturesque and asym-
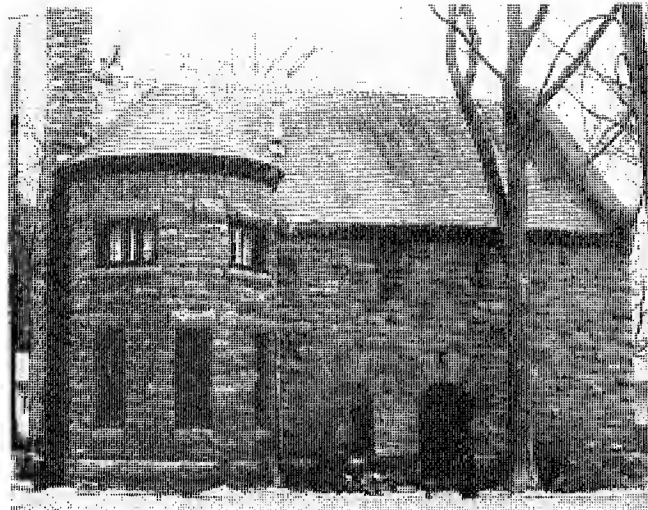
25. The Rolla O. Phillips carriage house (1890) is an example of Richardsonian Romanesque architecture.
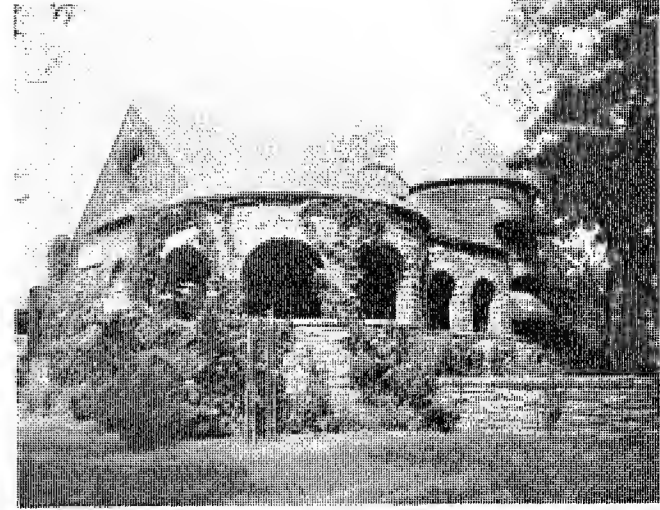
29. The Arther C. Ziemer house (1909-10) is an excellent example of the Shingle Style.

metrical with the concept of character being more important than beauty. These included the Stick Style, Queen Anne, Eastlake, Romanesque Revival and Shingle Style. These styles were coexistent with much of the development in the Malone and Near South neighborhoods.

The Stick Style, most popular in the east and west, is seen obscurely in examples such as the G. A. Brown house, 255 South 27th Street (c. 1889) and the E. P. LeFevre house, 2424 T Street (c. 1890). There are several Queen Anne houses of note with a prime example being the Royer-Williams house, 407 North 26th Street (c. 1885). Eastlake architecture is seen in the woodwork details of porches such as the one on the vernacular square box house at 748 Plum Street and the W. G. L. Taylor house, 435 North 25th Street. Much Eastlake work has subsequently been replaced by Neo-Classic porches.

27. The Samuel H. Atwood house
(1900-01) is an example of Neo-Classic
Revival design.
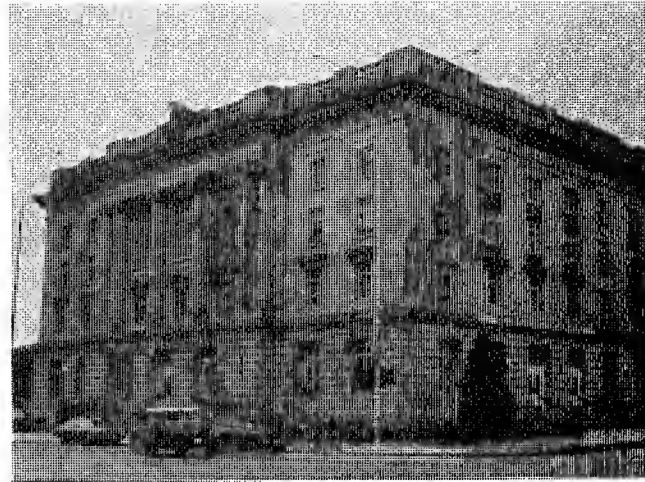
28. The United States Courthouse and
Post Office building (1904-06) is
typical of Beaux-Arts Classicism.

There are few remaining examples of Romanesque Revival styles in Lincoln with
the R. O. Phillips house, 1847 D Street (1890), and the W. H. Tyler house, 802
D Street (1890) being major ones. The Shingle Style, very popular in coastal
regions, has one great example in Lincoln in the A. C. Ziemer house, 2020 Euclid
Street (1909-11) which is equal to the best examples in the country.

Eclectic Revival Styles (c. 1895-1940)

Eclectic Revival styles are reflective of the search for an appropriate style to
express modern 20th century lifestyles. It is a rejection of the free eclecticism
of late Victorian architecture and a return to historically purer types.

Neo-Classic Revivals began ascending with the Chicago Columbian Exposition (1893)
and the Trans-Mississippi Exposition, Omaha (1898). The Neo-Classic Revival can
be seen in such buildings as the S. H. Atwood house, 740 South 17th Street (c. 1900-
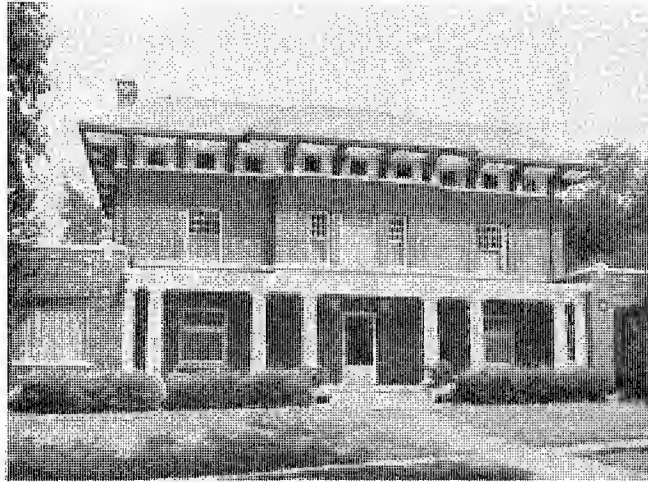
29. The John H. Yost house (1912) is a Neo-Renassiance Revival design.

30. The Noyes C. Rogers house (1914) is a Tudor Revival design.

31. The Morris W. Folsom house (1915) is a Neo-Gothic Revival design.

32. The John R. Mayer house (1918) is a Georgian Colonial Revival design.

29

33. The Nebraska Central Savings and Loan (1905) is a Neo-Classic Revival commercial structure.

34. The Farm Mutual Insurance Company (1921) is a Neo-Renaissance commercial structure.

01) and Lincoln High School, 2229 J Street (1913). Lincoln's examples of Beaux-Arts Classicism are seen in religious and public buildings such as the United States Courthouse and Post Office, 129 North 19th Street (1904-06), and the First Church of Christ Scientist, 1201 L Street (1911).

Lincoln has a profusion of Eclectic Revival styles constructed between 1900 and 1930, with some of the best examples in the Near South. These included the Neo-Renaissance Revival of the J. Yost house, 1900 South 25th Street (1912); the Georgian Revival of the M. Friend House, 1845 E Street (1905-06); the Tudor Revival of the H. A. Reese house, 1990 C Street (1907-08); the Jacobethan Revival of the N. C. Rogers house, 2145 B Street (1914); the Late Gothic Revival of the M. Folsom house, 2121 Washington Street (1905); the Colonial Revival of the J. R. Mayer house, 1140 South 20th Street (1918).

35. The Burlington Railroad Depot (1927) is a Neo-Classic Revival design by Davis and Wilson.

Some of the Eclectic Revival styles also have their commercial counterparts in such buildings as the Neo-Classic Revival Nebraska Central Building and Loan Association, 1409 O Street (1905). One variation of this style is the white glazed terra cotta facade seen on the old Lincoln Star Building, 301 South 12th (1923). The Neo-Renaissance Revival is seen at the Farm Mutual Insurance Company, 1222 P Street (1921).

The Tudor Revival is seen in such buildings as the Antelope Grocery, 2400 J Street (c. 1923), while the Neo-Romanesque Revival is seen in the Safeway Food Center, 1320 Q Street (1937). Office buildings of the period were Neo-Gothic Revival such as the Stuart Office Building and Theater, 128 North 13th Street (1929). The Mission and Spanish Revival styles in Lincoln are found in some notable buildings outside the surveyed area such as the Hillcrest Country Club (1927-28) at 8901 O Street.

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36. The Harpham Brothers Building
(c.1903-04) is an example of the
Sullivanesque Style in its form
and massing.

37. The University Publishing Company
(1909) is an example of the commercial
style of the Chicago School with
Wrightian details.

Early Modern Styles (c. 1900-30)

Early Modern styles parallel the Eclectic Revival styles in a search for 20th
century architectural expression. This search is for a functional basis for
modern form. It first becomes evident in commercial buildings and later in
residences from the 1900's into the 1920's.

The Commercial Style, evidenced in the Chicago School (1875-1915), shows a modest
55 influence in high rise steel frame buildings such as the Rudge and Guenzel Building,
37 13th and N Street (1917), and the University Publishing Company, 1126 Q Street
(1909).
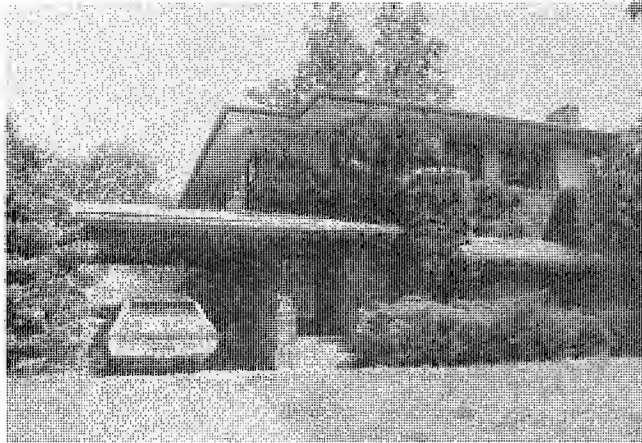
38. The Ray C. Pauley house (1918) is a good example of the Prairie style.

39. The Ross R. Beams house (1913) is a typical example of the Bungalow style.

36 A Sullivanesque example was found at the Harpham Building, 814 P Street (c. 1903-04) which retained the basic form but lacked the characteristic ornamentation.

Lincoln has a few residences in the Prairie Style, the most notable being the
38 R. C. Pauley house, 2540 C Street (1918) and the liberal interpretation of the E. Steckley house, 1900 Pepper Street (1912) which is a cross between the Western Stick Style and Prairie Style.

The Western Bungalow style was dominant in the more modest homes of Lincoln from the early 1900's into the depression with many of the best examples found in areas outlaying Lincoln's earliest development. Some notable examples are the
39 R. Beams house, 2229 South 8th Street (1913) and the Farrell-Lefler house, 1826 South 23rd Street (c. 1914).
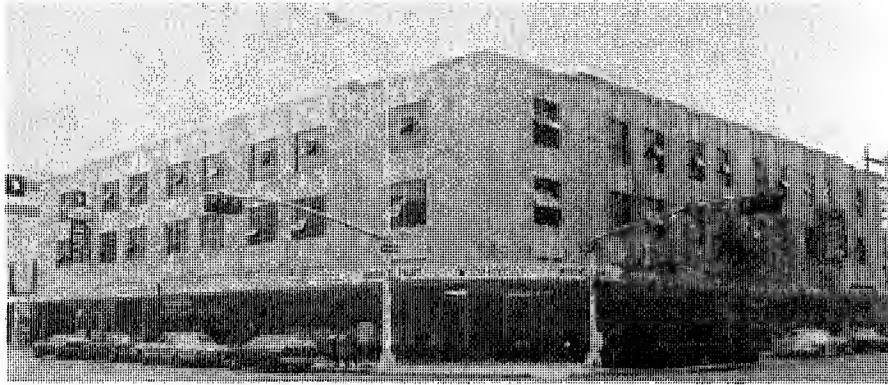
40. The Union Bus Depot (c.1930) is an example of Art Deco Modernism designed by Davis and Wilson.

Modernism (c. 1925-45)

Modernism comes to the United States and Lincoln from the mid-1920's to the early 1940's and is found mostly in apartments and commercial structures scattered throughout the city. As a break from the traditional revivals it reduced ornamentation to an abstract stylization. The herald of modernistic work is the internationally known Nebraska State Capitol (1922-32). Some good examples of the zig-zag Art Deco are in Malone with the Martin-Day Buildings, 58 2600 O Street (1936) and 2620 O Street (1937), and downtown at the Union Bus 40 Terminal and Garage, 300 South 13th Street (c. 1930).

34 Examples of the streamlined Art Moderne are in the apartments at 1601 South 20th Street (c. 1930) and downtown at the Smith-Dorsey Company, 233 South 10th Street (1933-39). No examples of the International Style were found in the survey.

Architects

Many architects, builders, and craftmen have given form to Lincoln's structures. Some of our most noted buildings have been by outstanding architects of national importance: Alfred B. Mullett and William A. Potter (Old United States Post Office, 1874-79); Bertram G. Goodhue (Nebraska State Capitol, 1922-32); H. Van Buren Magonigle (First Plymouth Congregational Church, 1929-31); and Ralph Adams Cram (First Presbyterian Church, 1926-27).

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Even today major building commissions are given to architects of international reputation: Philip Johnson (Sheldon Memorial Art Gallery, 1964); and I. M. Pei (National Bank of Commerce, 1976).

41. The Thomas P. Kennard house (1869) is an Italian Villa design by Chicago architect John K. Winchell.

42. The First Church of Christ Scientist (1911) was designed by Chicago architect S. S. Beman.

43. The old Nebraska Telephone Building (1896) is a Neo-Renaissance Revival design by Omaha architect Thomas R. Kimball.

44. The Temple Building (1905-07) is a Neo-Classic design by Omaha architect John Latenser.

Chicago architects have also had a role in creating some of Lincoln's major
architecture from the Kennard house, 1627 H Street (1869, John K. Winchell);
the First National Bank, 10th and O Street (1910, Highland and Green); the
First Church of Christ Scientist, 12th and L Street (1911, S. S. Beman); and
the old Social Sciences Building, 12th and O Street (1919, Coolidge and Hodgdon).

Another set of architects has maintained an essential practice in Omaha. Among
the more noted Omaha architects to design buildings for Lincoln were Fisher and
Lawrie (old University Library, 11th and R, 1895), Thomas R. Kimball (old
Nebraska Telephone Building, 130 South 13th Street, 1896) and John Latenser
(the Temple Building, 12th and R. Street, 1905-07). Some Omaha architects
maintained offices in Lincoln for a short time but when the economy slowed,
they returned to Omaha where there were more prosperous clients. Among this
group was John H. W. Hawkins in Lincoln from 1886-90 who designed the J. D.
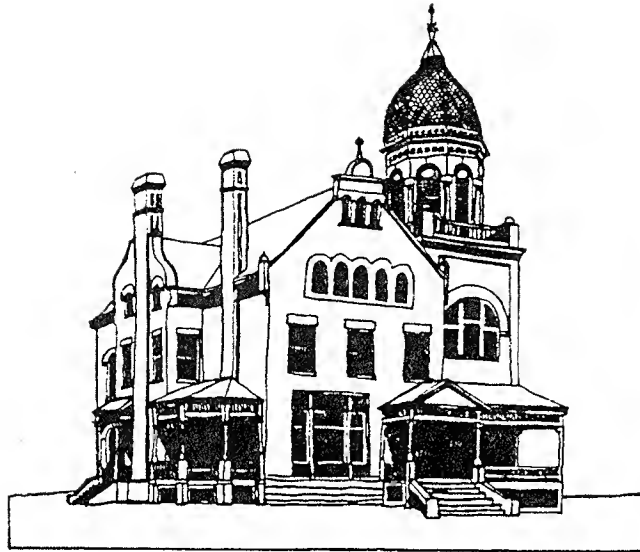
45. The Joseph J. Imhoff house (c.1887) was a late Victorian design by Omaha architect J. H. W. Hawkins.

46. The Butler Building (1889) is a high Victorian Italianate strcture designed by John J. Butler.

45 MacFarland house (c. 1883), the J. J. Imhoff house (c. 1887) and the Holy Trinity Episcopal Church (1888), all now demolished.

1867-1880 First Generation

There are many local architects who have made a major contribution to Lincoln's architectural heritage. There following men had maintained a substantial tenure of practice in Lincoln more than fifty years ago. The first group to arrive included John J. Butler (1869), Artemus Roberts (1870) and James Tyler (1874).

John J. Butler (1839-1904), architect, builder and real estate agent, was a

native of Newfoundland. His early experience in building and construction was earned from 1859-69 in Toronto, New York, Tennessee and Cincinnati. He came to Lincoln in 1869 and was active in building operations and real estate, practicing as an architect until 1885 and thereafter as real estate agent. He designed many residences and business blocks of mostly Italinate style. His most significant remaining work is the Butler Building, 1845 O Street (1889), which was a speculative venture anticipating growth around 20th and O Street with the coming of the Rock Island Railroad in 1892.[3]

Artemus Roberts (1841-?), was a native of Indiana. He graduated from Michigan University in 1867 where he studied architecture and engineering and then practiced architecture in Richmond, Indiana before coming to Lincoln in 1870. For a brief period around 1872 he had a partnership of Roberts and Ballange. Prominent early work (now demolished) included the High School (1873) in a Second Empire style, the Capitol Block (1875), his own residence (1881) in the Italianate style, and many churches, schools and commercial work. He also served two terms as city engineer in 1874-75. His most significant extant work is Fairview, the home of William Jennings Bryan (1902). He entered an occassional partnership with Alfred W. Woods from 1890 to 1903. In 1910 he retired to Florida where he continued to practice architecture as late as 1935.[4]

James Tyler (1843-1919), architect and superintendent, was a native of Gloucestershire, England, where he became a stonecutter and carver by trade. He came to the United States in 1868, working in construction at St. Louis on the Four Courts and Chicago on St. James Church. He established his first office in Omaha in 1870 and came to Lincoln in 1874 as superintendent of construction on the old United States Post Office. In 1879, he was appointed superintendent of construction of the State Insane Asylum. For a brief time he had a partnership with G.A.C. Smith (1880-82) an architect from Washington, D.C. He designed many notable

3. Pen and Sunlight Sketches, (Chicago: Phoenix Publishing Company, 1893), p. 127.

4. A. T. Andreas, History of Nebraska (n.p., 1882), p. 1078; also Lincoln Evening Journal (3 October 1935), p. 2.
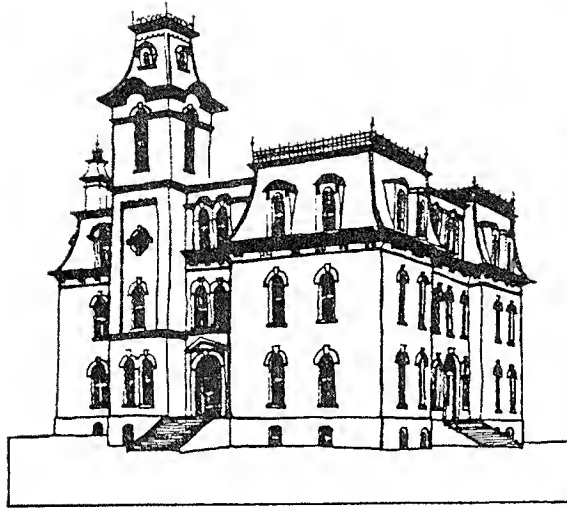
47. The old Lincoln High School (1873) was a French Second Empire design by Roberts and Ballange.

48. The William H. Tyler house (1890) is a late Victorian Romanesque design by James Tyler, Sr.

business blocks in the Italianate style (now demolished) including the Funke Building (1875-76), the First National Bank (1879), and the Fitzgerald Block (1882-83). He also designed the Richards Block (1885) and the Burr Block (c. 1886) which have subsequently been greatly remodeled. His most noted extant work is the William H. Tyler house, 808 D Street (1890). Also standing is the old St. Elizabeth Hospital, 11th and South Street (c. 1900). He entered partnership with his son, James Tyler, Jr., from 1894 to 1907. This practice continued under the name of Tyler and Brandt from 1908, Tyler, Brandt, and Tyler from 1917, and J. Tyler from 1926 until 1956.[5]

48

5. Pen and Sunlight Sketches, p. 108; also A. T. Andreas History of Nebraska (n.p., 1882), p. 1071.

49. The Frank Sheldon house (c. 1887) was a Queen Anne design by William S. Gray.

50. The Grace Methodist Church (1911) was a unique Eclectric Revival design by Ferd C. Fiske.

1880-1900 Second Generation

The second generation of Lincoln architects began to practice in the boom period of the mid-1880's to the early 1890's. They included William Gray (1885), Ferdinand C. Fiske (1887), Alfred W. Woods (1890), George W. Shaffer (1893), and Marcus Leach (1893).

William S. Gray (1851-1927), architect, builder, and inventor, was a native of Illinois. He came to Lincoln in 1885 and practiced architecture in the partnership of Gray and Placey (1886) and as an architect and builder until 1898 when he invented the Wonder Grain Grader. His most noted designs were the Frank Sheldon house, 14th and R (c. 1887), Ellen Smith Hall on the University of Nebraska campus (c. 1888), both now demolished.[6]

6. Lincoln Star (20 January 1927), Obituary.

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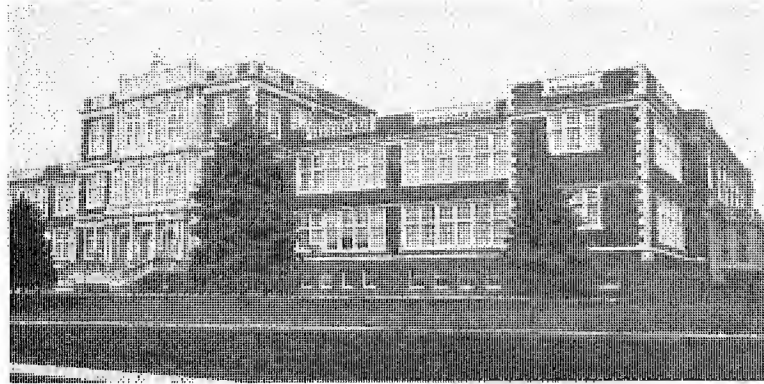
51. The Prescott Grade School (1922)
is an Elizabethan Rvival design by
Fiske and Meginnis.

Ferdinand C. Fiske (1856-1930), was born in New York and raised in Iowa.
He practiced architecture from 1883 in Minneapolis in the partnership of
Goodman and Fiske before coming to Lincoln in 1887. He designed several
office buildings, apartments and churches including the now destroyed
50 Grace Methodist Church, 27th and R (1911) and the Barr Apartments, 631-
435 11th Street (1889-91). Many homes designed by Fiske remain standing
in the Near South: H. E. Sidles house, 2110 A Street (1913); L. Southwick
house, 1601 A Street (1915); the F. C. Fiske house, 1600 South 21st
72 Street (1909); and the C. L. Meshier house, 2115 Garfield (1911). His
designs are usually a very personal eclectic combination of forms and
details. He entered a brief partnerships with G. W. Peters in 1889; as
Fiske and Dieman (1902-10) he maintaied offices in both Lincoln ana
Cedar Rapids, Iowa; with H. W. Meginnis (1917-24), and Meginnis and Schaumberg
(1925), providing invaluable training for many architects. He returned
to an individual practice until 1930. The firm of Fiske and Meginnis
65 designed two notable schools: the Neo-Classic Revival style Whittier
Junior High School, 2240 Vine (1923), and the Elizabethan style Prescott
51 School, 2024 South 20th Street (1922).[7]

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7. Pen and Sunlight Sketches, p. 95.
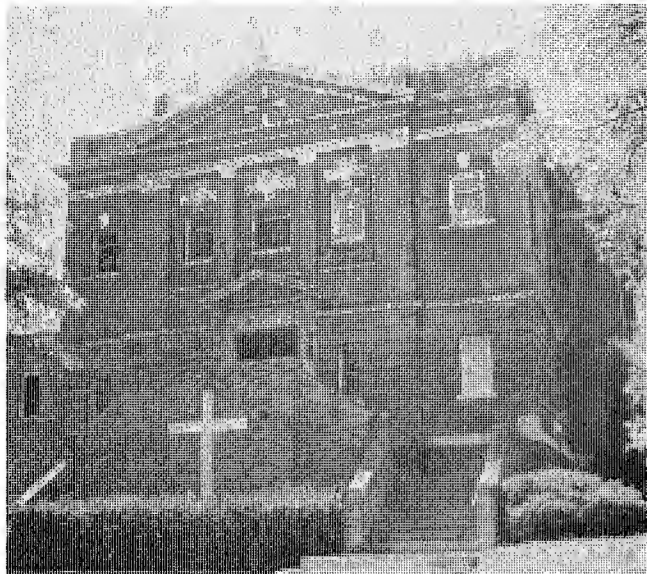
52. The Second Presbyterian Church (1902) is a Neo-Classic Revival design of Alf W. Woods.

Alfred W. Woods (1857-1942), architect, editor and author, was a native of Illinois and was educated there at a business college in 1878-79. He practiced architecture in Quincey, Illinois, from 1879-81. In 1884-85 he was penmanship teacher at Lincoln Business College before establishing his practice in 1885. He was a specialist in church architecture having designed over 100 churches. One example is the Neo-Classic Revival Second Presbyterian Church, 26th & P (c. 1902-04). He invented the standard foot decimal scale in 1921, was associate editor of the American Carpenter and Builder (1905-20) and Cement World (1906-16), and authored Square Root Delineator (1894) and Key to Steel Square (1902). He was a partner of A. Roberts (1890-1903) and J. G. Cordner (1907-12). He again returned to an individual practice before retiring in 1933.[8]

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8. John Faris, ed. Who's Who in Nebraska (Lincoln: Nebraska Press Association, 1940), p. 757.

53. The Home for the Friendless was a high Victorian design by George W. Shaffer.
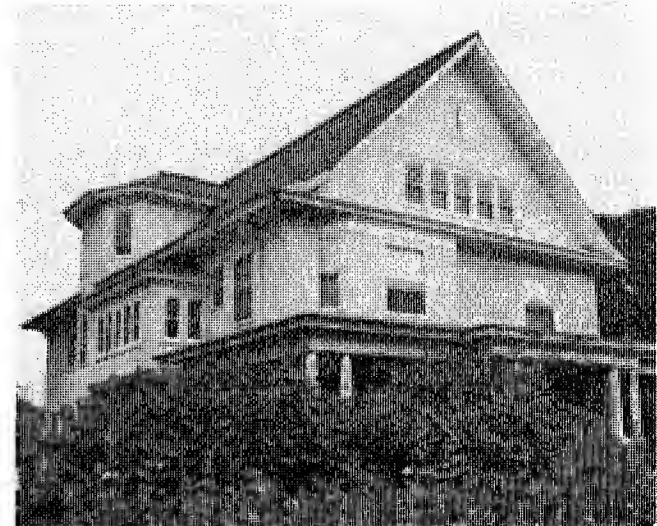
54. The William D. FitzGerald house (1903) is a Neo-Classic Revival design by Leach and Plym.

George W. Shaffer (1840-1917), was a native of Philadelphia where he practiced architecture for twenty years before going to Abilene, Kansas, about 1887. He designed numerous schools, city halls, and courthouses in Kansas and Nebraska. He removed to Lincoln by 1890 and remained in practice until 1906. His most noted work in Lincoln was the Home for
53 the Friendless.[9]

Marcus Leach, practiced in Wymore in the 1880's and in Lincoln from 1893 to 1911. He was in partnership as Leach and Plym from 1901 to 1903 and designed
54 the William D. FitzGerald house, 1106 South 20th Street (1903).[10]

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9. Pen and Sunlight Sketches, p. 123.

10. City Directory (1893-1911); also Thomas Laging, ed., The Nebraska Capitol Environs Plan (Lincoln, College of Architecture, 1975), p. 145.

55. The Rudge and Guenzel building (1917) is a Chicago School commercial style structure designed by Berlinghof and Davis.

1900-1920 Third Generation

The third generation of Lincoln architects began their practice during the economic recovery of the early 20th century. They included George A. Berlinghof (1905), Ellery L. Davis (1910), C. H. Larsen (1913), and Jesse B. Miller (1914).

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George A. Berlinghof (c. 1862-1944). was a native of Frankfort-on-Main, Germany. He graduated from the Polytechnic School, Darnstadt, in 1879 and was trained as a mason as part of his architectural aprenticeship. He came to Omaha in 1881 and for nine years worked for the firm of Mendelsohn, Fisher and Lawrie before moving to Beatrice in 1889. He designed numerous county courthouses, libraries and college buildings in Nebraska. He came to Lincoln in 1905, was chosen state architect two years later and worked on numerous public buildings. He had a partnership with E. L. Davis from 1910 to 1919. Some of their major projects included the

56. The Stuart Office Building and
Theater (1929) is a Neo-Gothic Revival
design by Davis and Wilson.

Miller and Paine Store (1913-16), Lincoln High School (1915), the Scottish
55 Rite Temple (1915), and the Rudge and Guenzel Building (1917). He returned
to an individual practice until 1930.[11]

Ellery L. Davis (1887-1956), was a native of Florida before coming to
Lincoln with his family in 1893. He was graduated from the University
of Nebraska (1907), and received a Bachelor of Architecture degree from
Columbia University (1909). After returning to Lincoln, he entered a
partnership with G. A. Berlinghof. He designed McGee's (1918) as an
individual practice before entering into partnership with W. F. Wilson

11. J. S. Morton and A. Watkins, eds. The Illustrated History of Nebraska, (Lincoln:
J. North and Company, 1906), p. 936.

57. The old Lincoln Star building (1923) is a Neo-Classic Revival design by C.H. Larson.

in 1921. The firm of Davis and Wilson was one of the most prolific in Lincoln in the first half of the 20th century. Some representative buildings are: Memorial Stadium (1921), the Burlington Depot (1927); Everett Junior High School (1928); Stuart Office Building and Theater (1929); Union Bus Terminal and Garage (c. 1930); Grainger Brothers Wholesale Building (1936); and Ager Memorial Zoo (1937). Their architecture is stylistically diverse and their strength is utilitarian functionalism.[12]

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Clarence H. Larsen, practiced in Lincoln as C. H. Larsen Co. from 1913 to 1924. The glazed terra cotta, Neo-Classic Revival style of the old Lincoln Star, (1923) is a fine example of his work during this period.[13]

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Jesse B. Miller (1880-1968), a native of Wahoo, Nebraska was educated at the Nebraska Weslyan University, the University of Nebraska and the

12.   Sara Baldwin, ed., Who's Who in Lincoln (Lincoln: Baldwin, 1928), p. 68.

13.   City Directory (1913-1924): also Lincoln, Nebraska's Capitol City (1867-1923), p. 170.

58. The Safeway Grocery store (1937) is an Art Deco design by Jesse Boaz Miller.

University of Illinois, graduating in 1907. He received his early experience in the office of F. C. Fiske before becoming a junior partner in Fiske and Miller (1913-15). He then practiced independently until 1924 when he formed a partnership with F. Craig, but again returned to an independent practice in 1935. He designed numerous residential and commercial structures in a variety of styles. He designed the Neo-Romanesque Revival Safeway Grocery Store at 1320 Q Street (1937). Two of his commercial structures are outstanding Art Deco designs: the Skelly Filling Station, 2600 O Street (1936); and the Safeway Grocery Store, 2620 O Street (1937).[14]

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14. Baldwin, p. 157.

3. NEIGHBORHOODS

Malone Neighborhood

Historical Background and Development

The Malone neighborhood was one of the earliest fully developed areas outside of Lincoln's original plat. It began with the 1870 plat of Kinney's East O Street Addition (17th to 20th; O to R). Lots sold well for both residences and businesses, setting the path for Lincoln's future expansion. The addition showed steady development and by 1888 lots which originally sold for $100-$300 were selling for as much as $1,000. The area between 21st and 27th north of R Street (Hawley's Addition) was platted in 1884 and developed in the late 1880's and the 1890's. One incentive was the construction of the Lincoln Street Railways along O and R Streets to 27th and Vine which made this suburban area readily accessible. The location of Nebraska Wesleyan University in University Place (1887) and the Burlington shops in Havelock (1890) tended to draw Lincoln's growth to the east and north. In 1888 the Standard Street Railway built a line from 27th Street to University Place.

In Lincoln's first zoning code of 1926 the Malone area was zoned for multiple dwelling units. The peripheral area around O and 27th Streets was zoned local business while the area around the railroad tracks was zoned as wholesale. Today there is little change from earlier patterns: light industrial following the railroad tracks; commercial along O and 27th Street; and multiple family D over the remaining area. The major change is found in the areas of commercial development south of R Street which have largely destroyed the original residential nature of Kinney's East O Street Addition.

Between the World Wars, the Malone area experienced significant changes in its economic, social, and racial makeup. As a result of these changes in the neighborhood the larger residences of the more wealthy became poor investments as single family housing. Many homes were sub-divided into apartments or rooming houses and the owners became absentee landlords. By the 1950's,
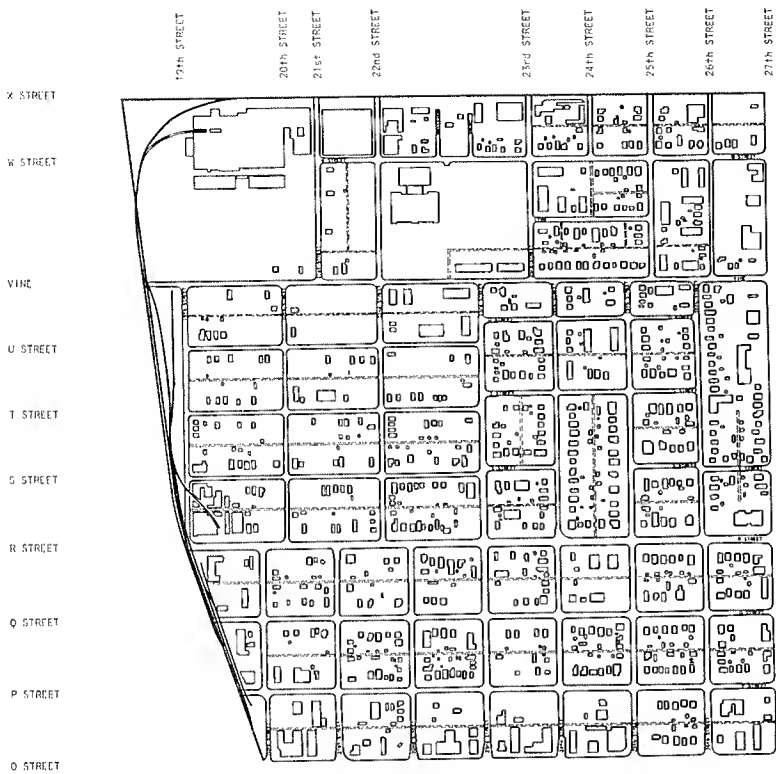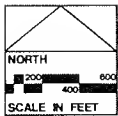
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Street labels (top, left to right): 19th STREET, 20th STREET, 21st STREET, 22nd STREET, 23rd STREET, 24th STREET, 25th STREET, 26th STREET, 27th STREET

Street labels (left, top to bottom): X STREET, W STREET, VINE, U STREET, T STREET, S STREET, R STREET, Q STREET, P STREET, O STREET

NORTH

200 400 600

SCALE IN FEET

MALONE
NEIGHBORHOOD
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

51

the multiple occupancy of buildings which were originally built as single
family dwellings had reached 50%, double the recommended standard for popula-
tion density in the neighborhood. This overcrowding of the neighborhood coupled
with the transitory nature of renters hastened the physical and social decline
of Malone.

Ethnic, Social, and Economic Makeup

Malone has almost always been an area in transition, experiencing a long series
of changes in its economic, social and ethnic composition.

The original residents of Malone were middle income white collar workers, profes-
sionals and businessmen. The street railways had helped to develop the area as
a white collar neighborhood, but as lines were extended to Havelock, blue collar
workers began to locate in Malone. Lincoln Driving Park Company's first sub-
division (20th to 23rd; R to Vine) platted narrow 25 feet wide lots in 1887
in anticipation of this trend. Later, low income families living on the fringe
of the downtown area were displaced into the neighborhood by the physical
expansion of the central business. The changing population created an unstable
economic situation, with young professionals less willing to invest in costly
residences in the area.

By the turn of the century the neighborhood was socially heterogeneous, with
university professors, railroad mechanics, company vice presidents, and janitors
living near each other. The area surrounding Grace Methodist Episcopal Church
(27th and R) and Vine Congregational Church (25th and S) was still occupied by
well-to-do professionals and businessmen. Gradually, however, the presence of
white collar workers in the neighborhood diminished, due in part to the rising
prestige of the residential areas opening in the southeast part of the city
after World War I.

The racial composition of Malone slowly began to change about 1910. By the
late 1920's there were no more than 35 black families in the neighborhood.
In the 1930's a major shift occurred when an area near the University of
Nebraska was cleared for campus expansion and a largely negro population

19th STREET 20th STREET 21st STREET 22nd STREET 23rd STREET 24th STREET 25th STREET 26th STREET 27th STREET

X STREET

W STREET

VINE

U STREET

T STREET

S STREET

R STREET

Q STREET

P STREET

O STREET

NORTH

200 400 600
SCALE IN FEET

- - - MAJOR PATH
- - - MINOR PATH
➤ VISTA
BARRIER

MAJOR SOFT EDGE
MINOR SOFT EDGE
HARD EDGE
NATURAL EDGE

LANDSCAPING
OPEN SPACE
BRICK STREET
STREETSCAPING

☆ STREET FURNITURE
BUILDING GROUP
ACTIVITY NODES
RIDGE

MALONE
VISUAL IMAGE
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

was displaced into Malone.[15] Because racial change is more visable than
social and economic change, the problems of Malone were intensified.
During this same period Vine Congregational Church considered selling
their building to blacks "due to the nearness of an encroaching Negro district
a short distance away."[16]

50 Grace Methodist Episcopal Church had been organized in 1885 by wealthy members
of St. Paul Methodist Episcopal Church who had built their homes in the Malone
neighborhood. By 1940 the economic status of the membership was far below the
average of Lincoln. There remained only a small group of wealthy members. This
change was due to either the death of older members or the relocation of prosper-
ous families to more fashionable residential areas.

Today, Malone is striving to preserve its racially heterogeneous residential
character against great economic pressure. Low cost single family housing near
the University of Nebraska campus has been demolished and apartments for students
and young workers have been erected in their place. Between O and R Streets,
residential areas have been converted to commercial uses. This residential
decline was also hastened by the creation of one-way streets on P and Q, and
will continue with the proposed Northeast radial corridor around 20th Street.
Today, Malone remains an area in transition.

Homes and Families

The family of Ambrose Eddy was one of the early residents of the Hawley
54   Addition in the late 1880's. Eddy, a real estate agent, bought a large
piece of land from 24th to 25th, between R and T, and sub-divided the area.
59 By 1891, he had built a handsome brick home at 435 R Street. The Eddy's
were typical of the families who would later follow them into the neigh-

15. Malone Area Study Committee, Knowing Our Neighborhood, (Lincoln: n.p.,1959)
p. 14.

16. W. H. Harlan, An Ecological Study of Four Lincoln Churches (Lincoln: M.A.
Thesis, 1940), p. 174
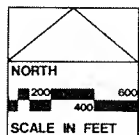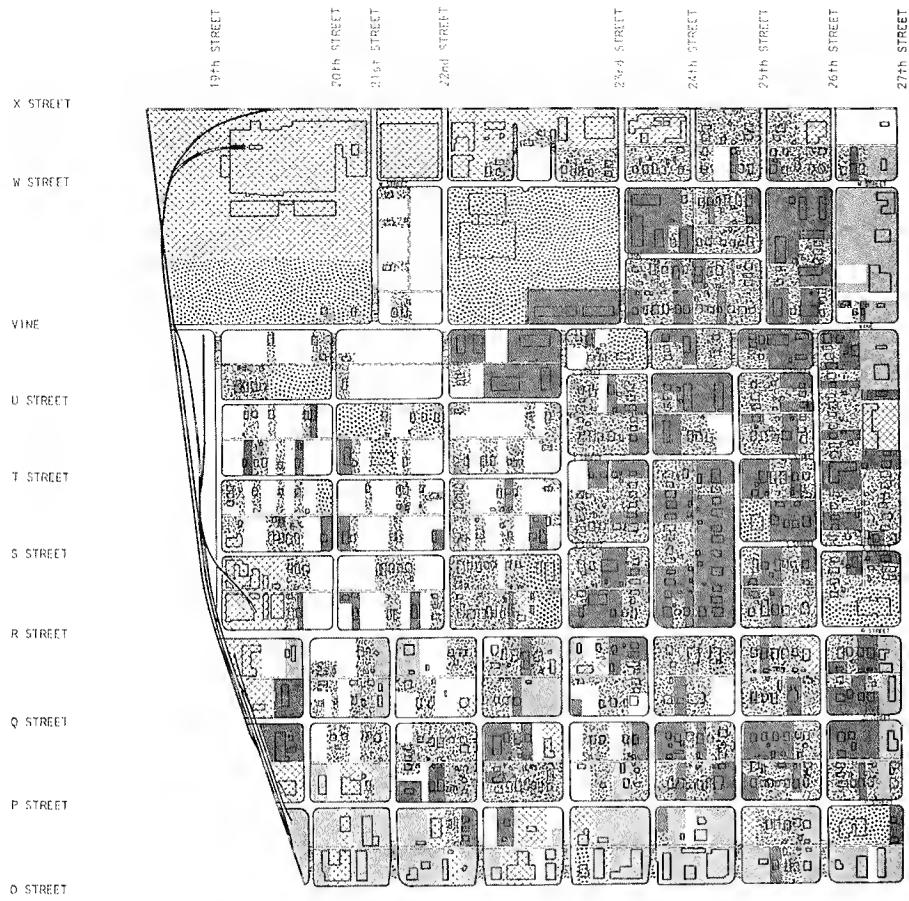
MALONE
LAND USE

55

Streets (top): 19th STREET, 20th STREET, 21st STREET, 22nd STREET, 23rd STREET, 24th STREET, 25th STREET, 26th STREET, 27th STREET

Streets (left): X STREET, W STREET, VINE, U STREET, T STREET, S STREET, R STREET, Q STREET, P STREET, O STREET

NORTH
SCALE IN FEET
200 400 600

PUBLIC, SEMI-PUBLIC
INDUSTRIAL
COMMERCIAL
MULTI-FAMILY
SINGLE FAMILY

59. The William G. Langworthy Taylor house (c.1891) is a fine Queen Anne residence with an Eastlake porch.

60. The Royer-Williams house (c.1885) is a modest Queen Anne residence.

borhood. They were founding members of the Grace Methodist Church, and two of their sons were students at the State University, studying medicine and law.

When William FitzGerald brought his young family to live at 2430 R Street in 1895, they found a pleasant neighborhood of young, prosperous families. After working for Lord and Taylor in New York City, FitzGerald came to Lincoln in 1890 to open his own dry goods store at 10th and O Street. Another successful businessman, James Stuart, brought his family to Lincoln in 1894 when he became an officer at the First National Bank. The FitzGerald's soon became close friends with Daniel and Mary Butler (formerly Mary Pershing). The Butler's lived just east of 27th at 2931 Q Street, and published the Nebraska Legal News.

X STREET
W STREET
VINE
U STREET
T STREET
S STREET
R STREET
Q STREET
P STREET
O STREET

19th STREET
20th STREET
21st STREET
22nd STREET
23rd STREET
24th STREET
25th STREET
26th STREET
27th STREET

NORTH
SCALE IN FEET
200 400 600

1870 - 1889   1915 - 1929

1890 - 1914   1930 - 1945
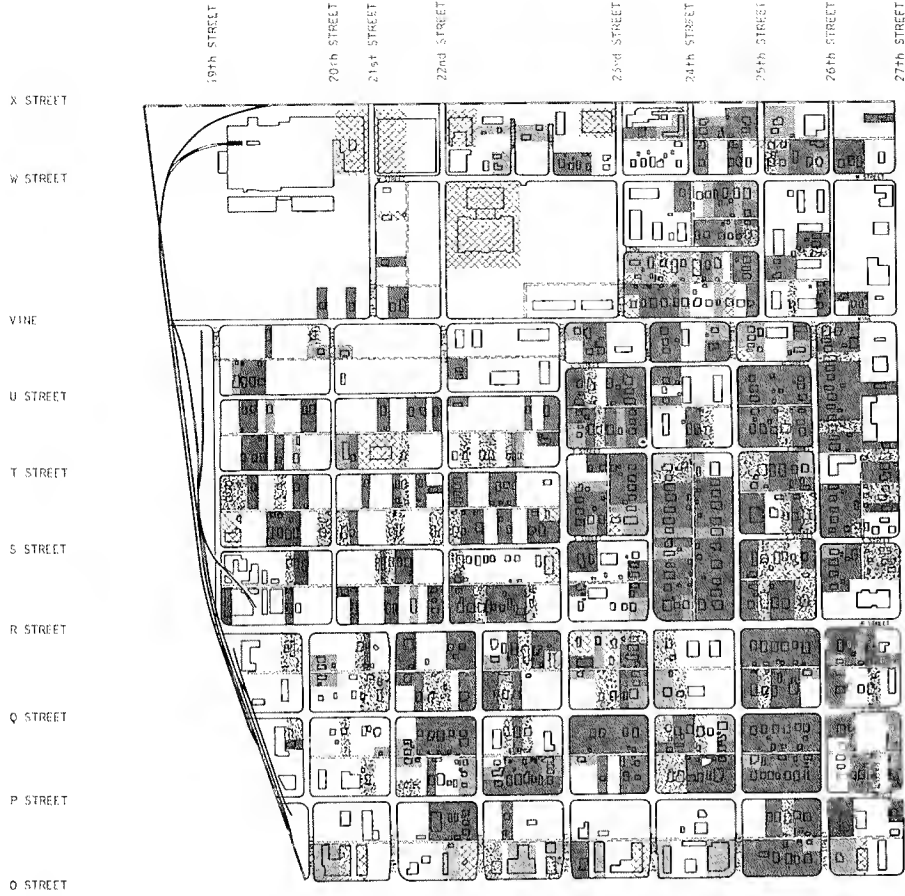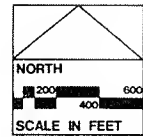
MALONE
PERIOD OF CONSTRUCTION

57
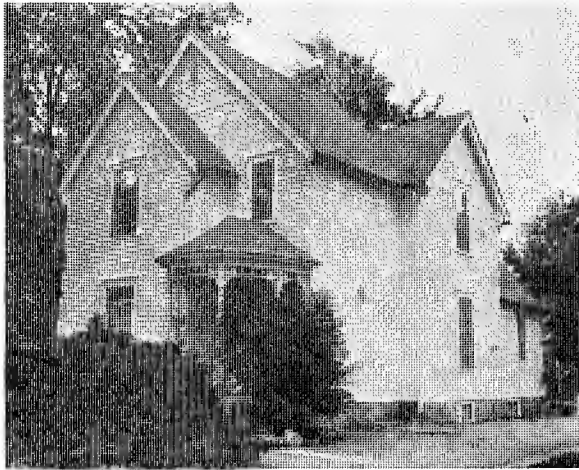
61. The Cyrus Carter house (c.1896) is a late Victorian structure with an Eastlake porch.
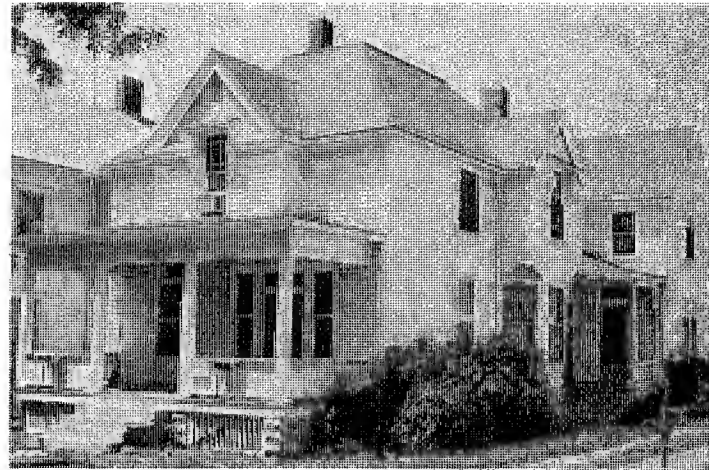
62. The Louis F. Ziegler house (c1885) is a late Victorian design with a later Neo-Classic porch.

By the turn of the century Thomas Williams, a prominent Lincoln attorney, had purchased the Royer home, a fine Queen Anne house built in 1885 on the corner of 26th and R. The Eddy home was purchased by an eminent member of the academic community, William George Langworthy Taylor. Taylor, a professor of Law and Economics, had been educated at Harvard. After eight years of study in Paris and Leipzig, he came to Lincoln to teach at the State University. Also, Dr. James F. Stevens, a prominent professor and Dean of Nebraska College of Medicine, made his home at 821 N. 26th Street.

As early as 1905, the increasingly successful young businessmen began to move their families into the larger and more fashionable homes in the Near South. Although the Malone area maintained its pleasant residential character for many years, some of the larger homes were converted to boarding houses to accommodate the growing student population. Charles Lindbergh roomed at one of these houses at 2618 P Street while he attended the Lincoln Airplane and Flying School in 1922.

63. The Edward P. LeFevre house (c.1890) is a late Victorian structure exhibiting Stick Style detailing.

64. The Don Critchfield house (c.1912) is a Neo-Classic Revival design.

Architectural Character

Malone is an area of great architectural variety with some fine examples of high styles from the late 1880's to 1910's. There are also many modest vernacular structures with a wide range in style and character. The oldest vernacular and stylistic structures to the south are now interspersed with commercial buildings and vacant lots, and are in relatively poor condition.

To the west, the most modest structures are now surrounded by vacant lots and new apartment buildings. The most interesting late Victorian Styles are found in the eastern end of the neighborhood. Two outstanding examples are the Queen Anne W. G. Langworthy Taylor house, 435 North 25th Street (c. 1891) and the Romanesque Revival Vine Congregational, 500 North 25th Street (c. 1907).
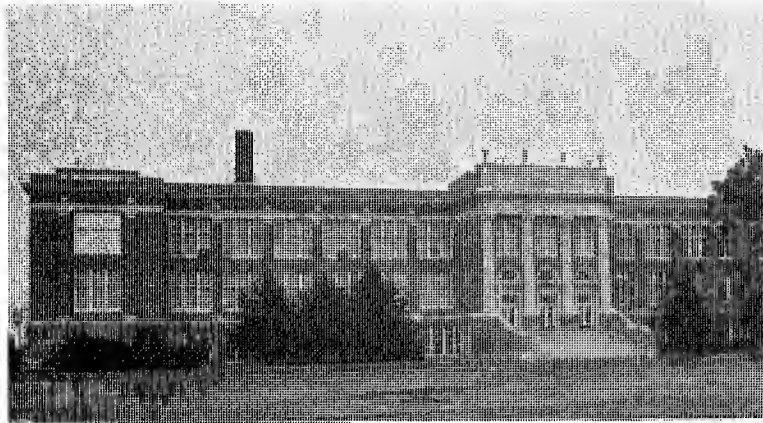
65. The Whittier Junior High School
(1923) is a Neo-Classic Revival
design by Fiske and Meginnis.

66. The Vine Congregational Church
(c.1907) is a Romanesque Revival
design.
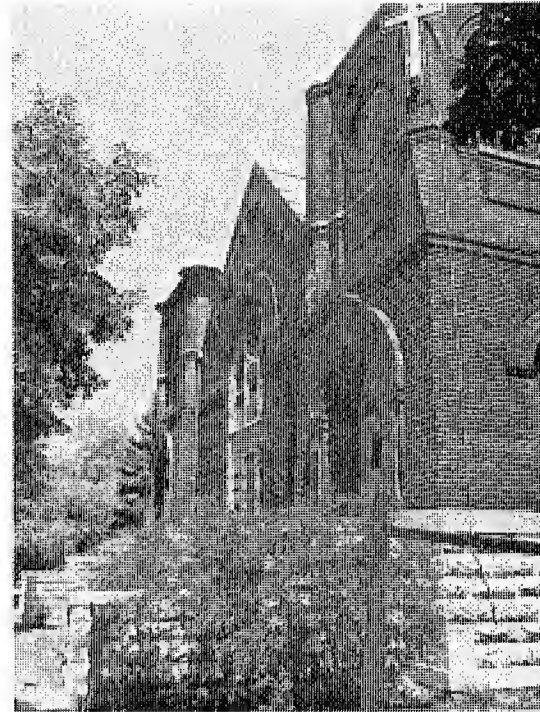
There are several other excellent examples of architecture in Malone. A
fine example of Neo-Classic Revival and one of the earliest Junior High
Schools in American, Whittier Junior High School, 2200 Vine Street (1922) by
Fiske and Meginnis Architects. Two Art Deco commercial buildings are the
cleaners, 2600 O (1936), and the Morris Paint Store, 2620 O (1937), both
designed by Jesse B. Miller. Cushman Motor Works, 920 North 21st Street
(1910, 1913) is a fine representative example of industrial architecture.
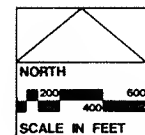
60   65

58

19th STREET
20th STREET
21st STREET
22nd STREET
23rd STREET
24th STREET
25th STREET
26th STREET
27th STREET

X STREET
W STREET
VINE
U STREET
T STREET
S STREET
R STREET
Q STREET
P STREET
O STREET

NORTH
200 400 600
SCALE IN FEET

RATING SCALE

EXCEPTIONAL

POINTS
70 PLUS

VERY GOOD

POINTS
50-59

EXCELLENT

60-69

GOOD

40-49
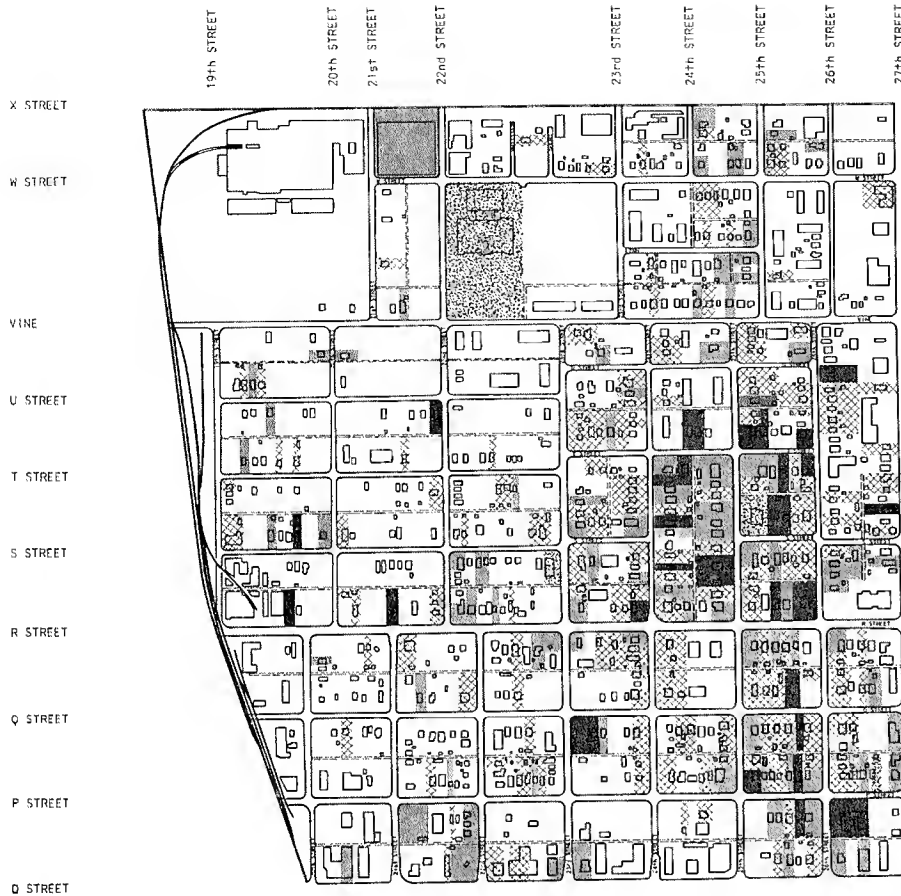
MALONE
HISTORICAL & ARCHITECTURAL SIGNIFICANCE

Near South Neighborhood

Historical Background and Development

The construction of the Kennard house and Gillespie house southeast of the State Capitol in 1869 set a standard for the development of fine homes in that direction.

The Capitol Addition (17th to 20th; A to F) was platted in 1870 with lots selling between $250 and $300. Because this addition was near the Capitol building but away from the commercial center, it was especially attractive and soon became an exclusive area. By 1886 the A Street railway line had been extended south on 16th to E Street, across to 17th and to A, making the outlying property south of A Street more accessible.[17] In 1905, the Fitzgerald estate on the southeast edge of the Capitol Addition was sub-divided as the Mount Emerald Addition (A to D; 19th to 20th).

The development of Lincoln's finest residences in the Near South Neighborhood followed a high ridge of ground from the State Capitol southeast to the First Plymouth Congregational Church and on to Sheridan Boulevard. The traditional gridiron and the piece-meal platting of the neighborhood ignored both this natural feature and this social phenomenon.

62

As Lincoln grew and the central business district expanded, the neighborhood changed. Apartment houses developed near the Capitol and the downtown area in the early 1900's. This new construction was largely compatible with the old and formed a unique mixture of late 19th and early 20th century buildings. Since 1945, the scale, form and texture of new apartments have tended to be incompatible with the older residences. The automobile, parked in lots or on the streets, began to gain ascendance as the immediate visual sign of change in the neighbor-

17. C. M. Ronin, A History of Real Estate Promotion in the Development of Lincoln 1864-1888 (Lincoln: M. A. Thesis, 1937), p. 109.
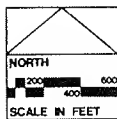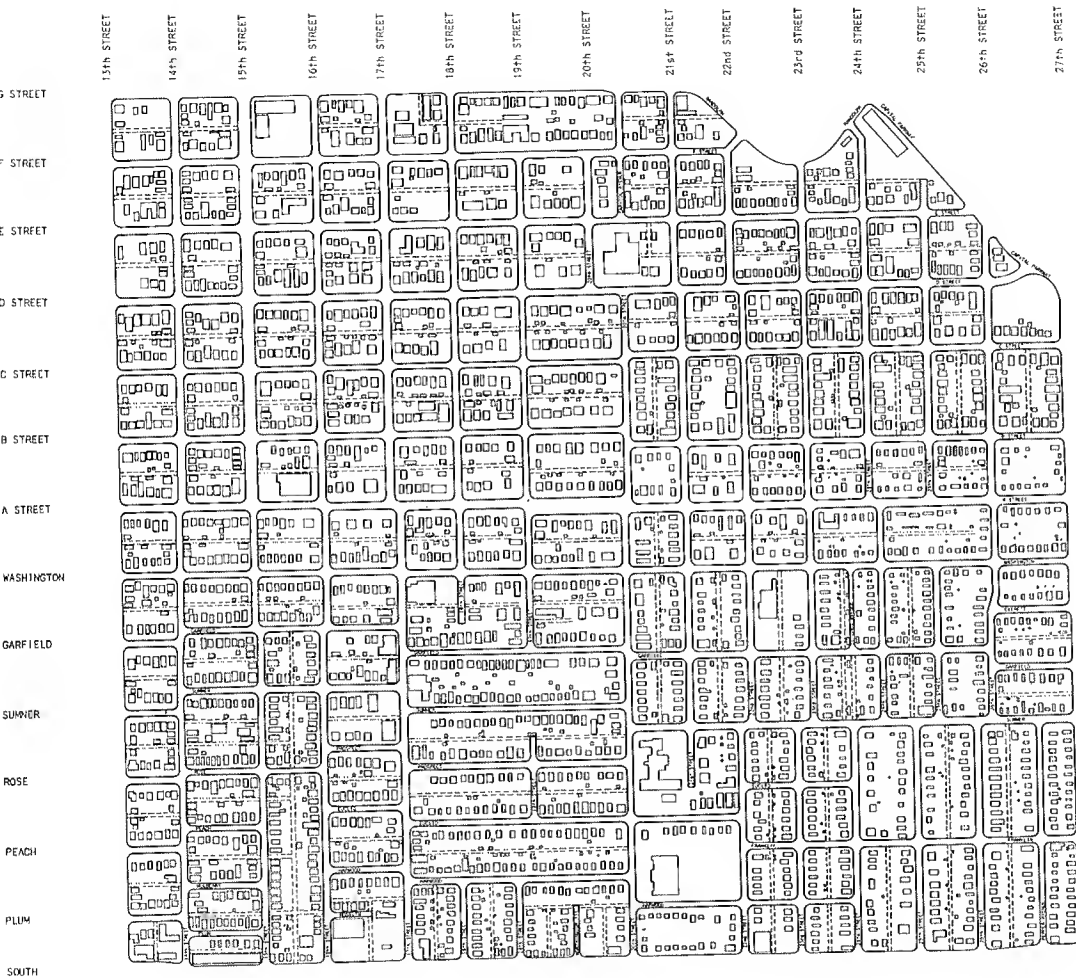
Street labels (top, left to right):
13th STREET, 14th STREET, 15th STREET, 16th STREET, 17th STREET, 18th STREET, 19th STREET, 20th STREET, 21st STREET, 22nd STREET, 23rd STREET, 24th STREET, 25th STREET, 26th STREET, 27th STREET

Street labels (left, top to bottom):
G STREET, F STREET, E STREET, D STREET, C STREET, B STREET, A STREET, WASHINGTON, GARFIELD, SUMNER, ROSE, PEACH, PLUM, SOUTH

NORTH
200 400 600
SCALE IN FEET

NEAR SOUTH
NEIGHBORHOOD
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

63

hood. By the 1950's, the shift from prime residential to multi-family housing was becoming very obvious.

Lincoln's first zoning code of 1926 allowed apartments in the area south and west of the Capitol building but the rest of the Near South neighborhood was designated either multiple-family or single family. Over the years, zoning has changed with multiple-family dwellings encroaching into single family areas. Today, only the southeast quadrant east of 20th Street and south of A Street remains zoned single-family residences. The rest of the Near South area has been changed to various degrees of multiple-family zoning. These zoning changes have put drastic economic pressures on what was once essentially a prime residential community. Yet this residential character on the whole is still very strong.

Ethnic, Social, and Economic Makeup

Early residents of the Near South neighborhood ranged from the most prominent citizens to white collar employees. Professionals and businessmen such as bankers, doctors, railroad vice presidents, corporate directors, general store managers, and other capitalists settled in an area north of A Street and west of 21st Street. To the south and east resided the professionals and white collar employees such as grocers, traveling sales agents, clerks, teachers cashiers.

This pattern generally persisted until the 1950's when Lincoln saw rapid growth to the east and south. It was also weakened by the conversion of the larger residences into apartments and the replacement of houses by new apartment buildings in the northwest quadrant. These new residents were largely students, young working families and the elderly--people traditionally in a lower economic range.

Homes and Families

The Near South gained its reputation as a fashionable residential area in the 1880's as wealthy speculators and railroad contractors built impressive homes

Street labels (top): 13th STREET, 14th STREET, 15th STREET, 16th STREET, 17th STREET, 18th STREET, 19th STREET, 20th STREET, 21st STREET, 22nd STREET, 23rd STREET, 24th STREET, 25th STREET, 26th STREET, 27th STREET

Street labels (left): G STREET, F STREET, E STREET, D STREET, C STREET, B STREET, A STREET, WASHINGTON, GARFIELD, SUMNER, ROSE, PEACH, PLUM, SOUTH

NORTH

200 400 600
SCALE IN FEET

- - - MAJOR PATH
- - MINOR PATH
→ VISTA
BARRIER

········ MAJOR SOFT EDGE
········ MINOR SOFT EDGE
——— HARD EDGE
NATURAL EDGE

LANDSCAPING
OPEN SPACE
BRICK STREET
STREETSCAPING

☆ STREET FURNITURE
BUILDING GROUP
ACTIVITY NODES
RIDGE

NEAR SOUTH
VISUAL IMAGE
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

65

67. The William T. Barstow house (c.1901) is a Neo-Classic Revival design.

68. The Harry A. Reese house (1907) is a Tudor Revival design.

25 along the ridge south of Lincoln. R. O. Phillips built his "castle" at 18th and D Street from Colorado sandstone imported by rail; and John Clarke,
24 an investment broker, built his mansion at 19th & F Streets. One of Lincoln's first millionaires, John Fitzgerald, built a High Victorian mansion on his Mount Emerald estate (19th to 20th and A to D Streets). Fitzgerald, who came from Ireland at the age of seventeen   began his career by contracting other Irish emigrants for work on the Erie Canal system. Later, as a contractor for the railroads, he took advantage of real estate incentives made available by the state legislature to bring the railroads to Nebraska. Many prominent Lincoln residents had prospered from the half million acres offered by the state. By the 1890's, John Fitzgerald had diverse holdings in Lincoln. He was president of Yankee Hill Brick Works, Nebraska Stock Yards, and the Lincoln Hotel Company. He was also the major stockholder in two Lincoln banks and in four additional banks outstate.

66

Today, there is no trace of the fine Mount Emerald estate in the Near South. In 1904, the mansion burned to the ground, the estate was sub-divided in 1905, and Fitzgerald Avenue was renamed 20th Street. By coincidence, the John
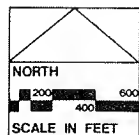
NEAR SOUTH
LAND USE

67

NORTH

SCALE IN FEET
200 400 600

PUBLIC, SEMI-PUBLIC   COMMERCIAL   SINGLE FAMILY

INDUSTRIAL   MULTI-FAMILY
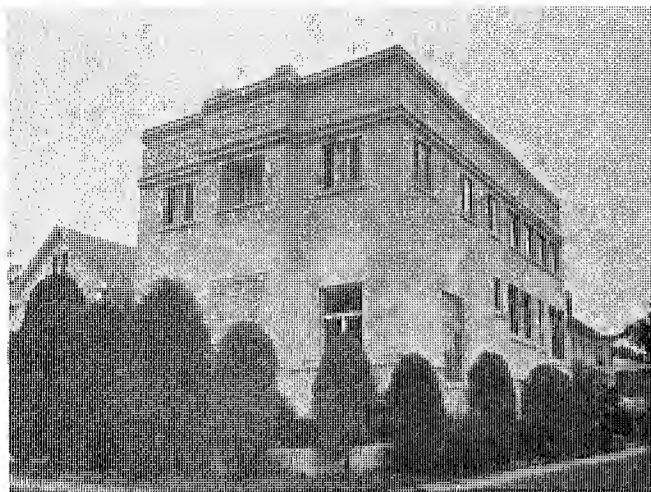
69. The James C. McAfee house (1916-17) is a Second Renaissance Revival design with International style overtones.
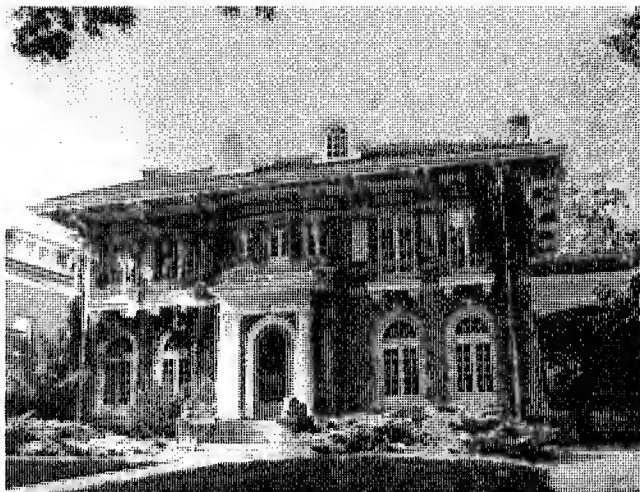
70. The George R. Whitney house (1916-17) is an Italian Renaissance Revival design.

Fitgerald mansion burned the same day the William FitzGerald family moved to
54 their new home across the street at 1106 South 20th Street. At the time there were few other homes in the area, much of the Mount Emerald subdivision was still an orchard, and there were cornfields between 17th and 20th Streets.

68   In the next ten years, the area developed into the most substantial neighborhood in Lincoln. After James Stuart's death, his son Charles moved the family from the Malone area to a new home at 1906 D Street. George Kimball, Director of the Music School at the University of Nebraska, built a home at 1936 D Street. Governor Charles Bryan, the brother of William Jennings Bryan, lived at 1700 B Street and General John Pershing bought the home at 1744 B Street for his widowed sister, Mrs. Butler.
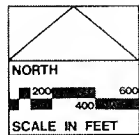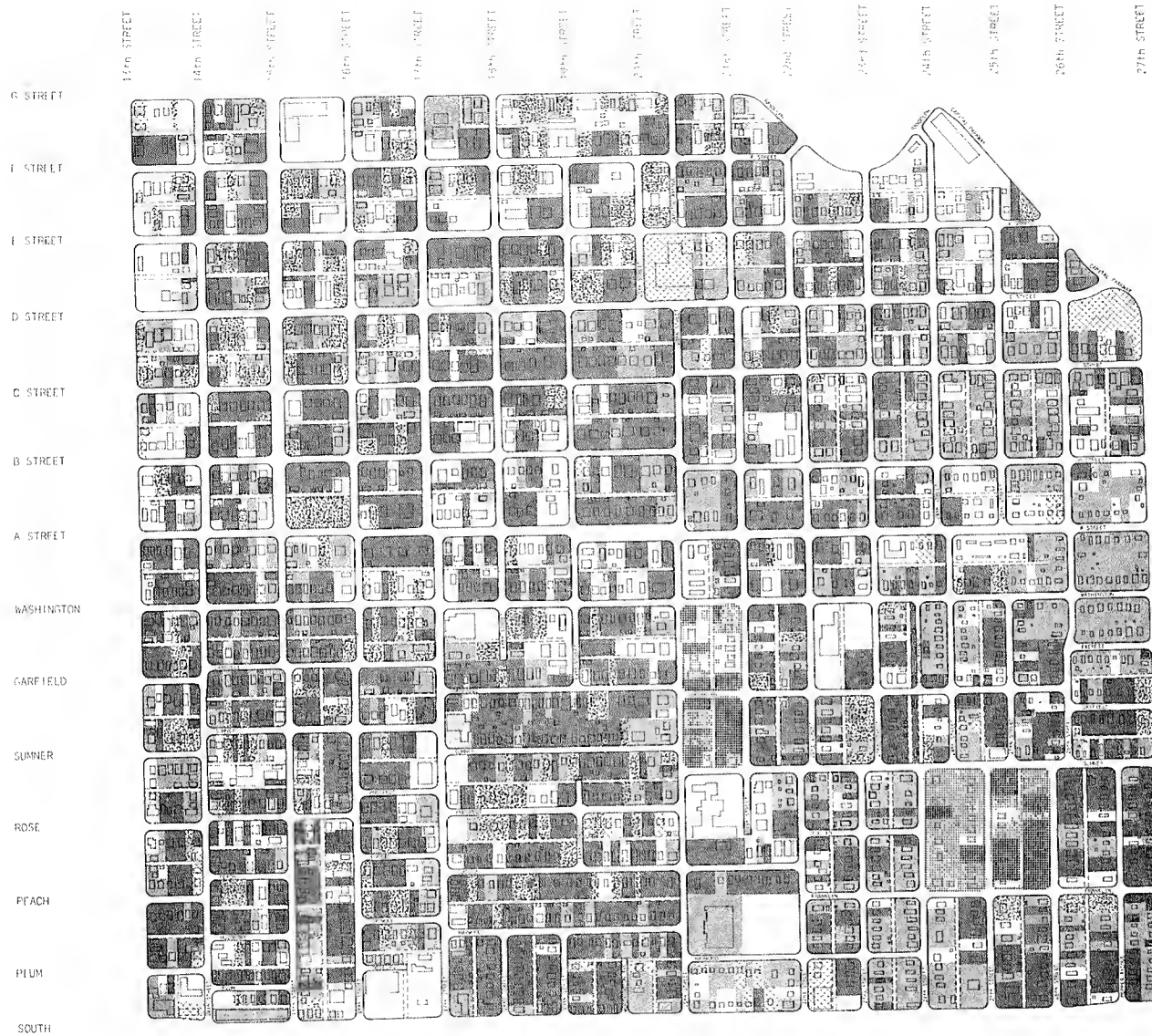
NEAR SOUTH
PERIOD OF CONSTRUCTION

69

NORTH
SCALE IN FEET

1870 - 1889

1890 - 1914

1915 - 1929

1930 - 1945

71. The Leroy W. Garoutte house
(c.1893) is a late Victorian Queen
Anne design.

72. The Charles L. Meshire house (1911)
is an Neo-Eclectic Revival design of Ferd
C. Fiske.

Architectural Character

The architectural character of the Near South is among the most interesting in
both quality and quantity in Lincoln. The most significant architecture is found
in a homogeneous area roughly from 17th to 21st Street and A to F Street with
the major landmark being the First Plymouth Congregational Church, 20th and D
Street (1931). There are several structures in this neighborhood already listed
on the National Register and others which should receive nomination. Generally
these buildings are Neo-Eclectic Revival styles from the 1890's to the 1920's.

South of A Street and west of 20th Street there are modest late Victorian
houses built as early as the last 1880's; others to the east of 20th Street
are more pretentious Neo-Eclectic Revival homes from the early 1900's and
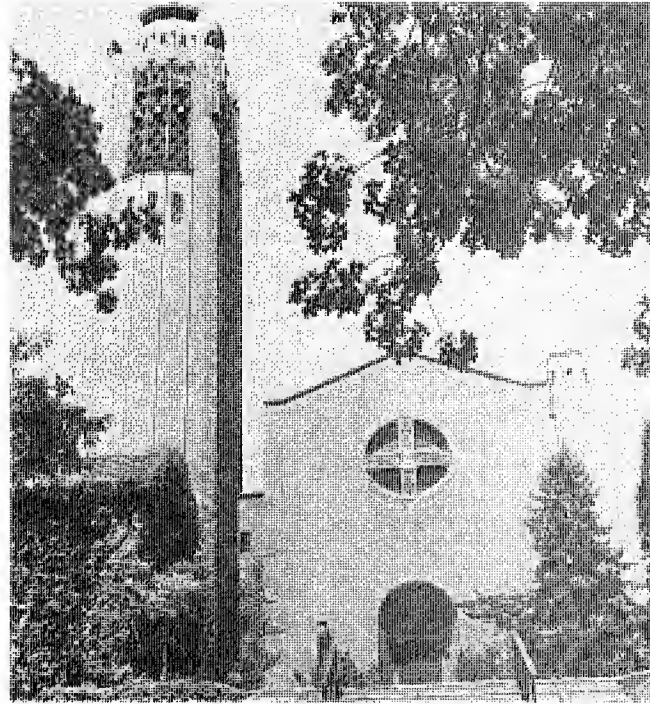
73. The First Plymouth Congregational Church (1929-31) is a design by New York architect H. Van Buren Magonagle.

    into the 1920's. There are several major buildings here such as Prescott
51 School,1930 South 20th Street (1922) by Fiske and Meginnis Architects; the
26 Ziemer house, 2020 Euclid (1909-11); and the B'Nai Jeshurun Synagogue, 20th
74 and South Street (1926).

    The residences east of 21st and north of A are generally modest structures
built from the turn of the century through the 1920's. There are a number of
vernacular bungalows interspersed with a few major residences: the Cravins
38 house, 2517 G Street (1917); the Ray C. Pauley house, 2540 C Street (1918);
30 and the N. C. Rogers house, 2145 B Street (1914).

    The area to the west of 17th Street contains many fine houses from the 1880's
to early 1900's, and apartment buildings from the early 1900's into the 1920's.
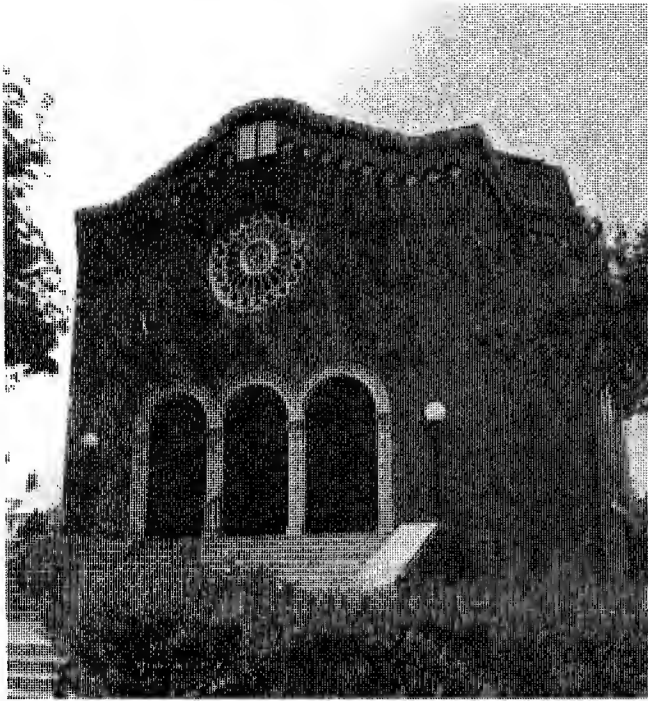
74. The B'Nai Jeshurun Synagogue (1923) is a design by Davis and Wilson.

Also several major churches from the 1880's to 1920's add to the rich diverse architectural character. Unfortunately, this area has recently seen a great intrusion of incompatible apartments and parking lots.
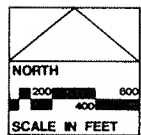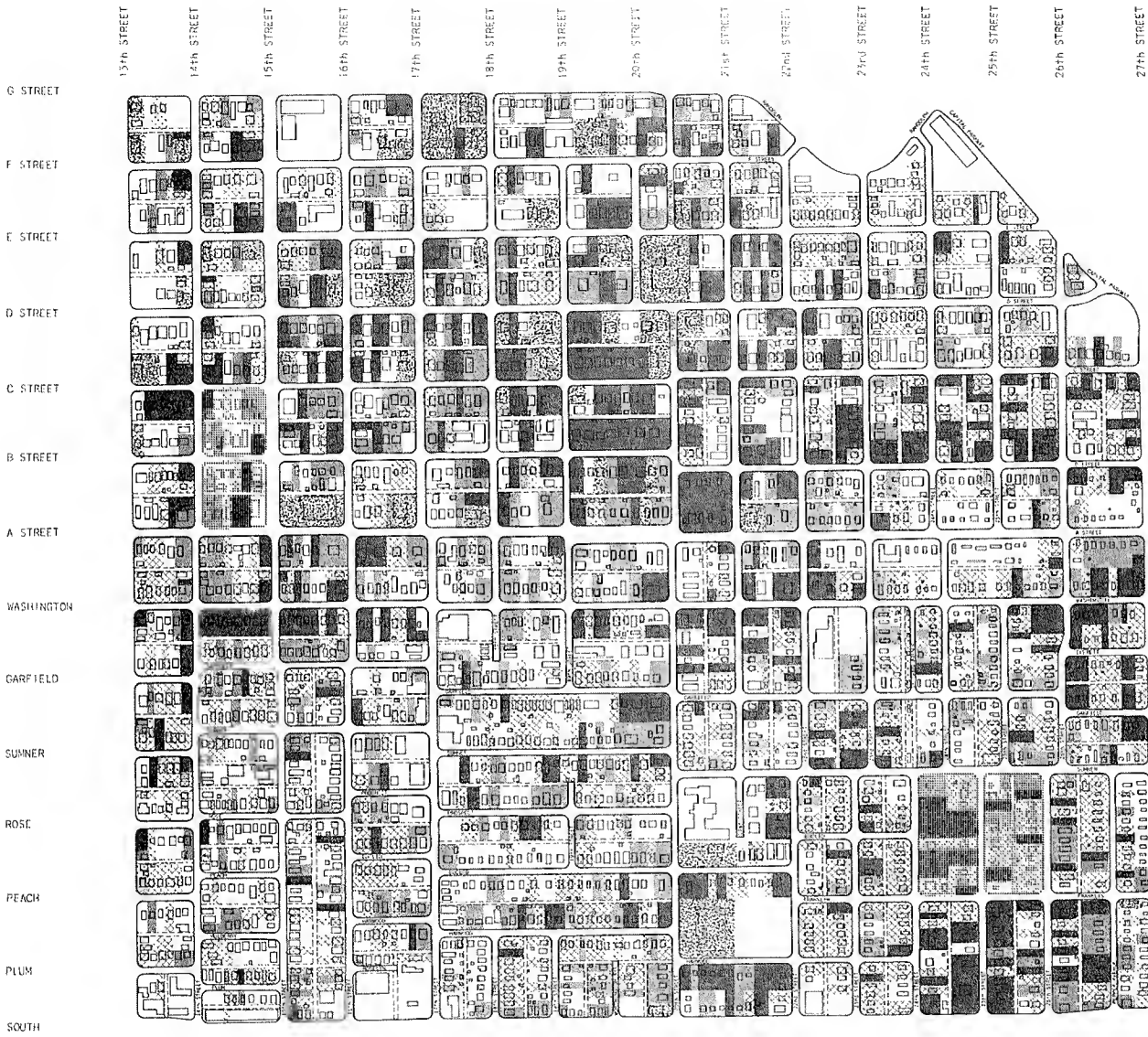
72

NEAR SOUTH
HISTORICAL & ARCHITECTURAL SIGNIFICANCE

73

RATING SCALE

EXCEPTIONAL   POINTS 70 PLUS

EXCELLENT   60 - 69

VERY GOOD   POINTS 50 - 59

GOOD   40 - 49

NORTH
SCALE IN FEET

South Salt Creek Neighborhood

Historical Background and Development

Much of South Salt Creek lies within the original plat of Lincoln around a
city park. In 1867 initial sale of lots lagged far behind those around the
proposed capitol, university and business areas. A lot at 409 C Street in
the Salt Creek Valley sold for $15 while other city lots were selling in the
range of $40 to $150. Even in 1888, when lots in other parts of Lincoln were
selling for $1,000 or more, lots in the South Salt Creek area were still
priced at $200. This was due to two factors: the area was some distance
southwest of the activity centers of the city and thus not very accessible;
and much of the area was low lying, alkaline, and prone to periodic flooding
of Salt Creek. By 1874, there were only 14 houses from 1st to 11th Street
between A and K Street. Major settlement of the area in the 1870's and 80's
was concentrated on the first terrace above the Salt Creek basin east of
6th Street.

The original plat set aside 10 acres for the city park (6th to 8th; D to F) at
a time when the urban park movement in the United States was in its infancy, and
it remained on the outskirts of Lincoln's development. By 1880 its improvement
had still received little attention. The only development activity up to that
time was the transplanting of elms and cottonwoods from the Salt Creek banks
to the park. In 1882, the city sank a well in the park which served as the only
city water supply for nearly seven years. There were several improvements in
the F Street park in 1905: trees, grass, and flowers were planted, walks and
drives were created, and pavement finally reached the neighborhood as far as
8th and D Street.

Chronic flooding regularly threatened property and lives in the neighborhood.
Major floods occurred in 1868, 1869, and in 1874 there were two deaths. With
the flood of 1887 there was still little settlement in the lowlands, however, two
years later over 1,000 residents were displaced by this nearly annual disaster.

74

SOUTH SALT CREEK - NORTH

NEIGHBORHOOD

HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

NORTH

200   400   600

SCALE IN FEET

O STREET
N STREET
M STREET
L STREET
K STREET
J STREET
H STREET
G STREET
F STREET
E STREET
D STREET
C STREET
B STREET
A STREET

WEST 2nd STREET
WEST 1st STREET
1st STREET
2nd STREET
3rd STREET
4th STREET
5th STREET
6th STREET
7th STREET
8th STREET
9th STREET
10th STREET
11th STREET
12th STREET
13th STREET

75

A STREET
WASHINGTON
GARFIELD
SUMNER
ROSE
PEACH
PLUM
SOUTH
PARK
HARRISON
HILL
VAN DORN

1ST STREET
2nd STREET
3rd STREET
6th STREET
7th STREET
8th STREET
9th STREET

NORTH
200 500
400
SCALE IN FEET

76

SOUTH SALT CREEK-SOUTH

NEIGHBORHOOD

HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

MILITARY ROAD

COURT

CLAREMONT

NEW HAMPSHIRE

CHARLESTON

Y STREET

X STREET

W STREET

VINE

7th STREET
8th STREET
9th STREET
10th STREET
11th STREET
12th STREET
14th STREET
15th STREET

NORTH

200   600
     400
SCALE IN FEET

NORTH BOTTOMS
NEIGHBORHOOD
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

77

The Salt Creek continued to flood regularly until the 1950's when the creek channel was finally straightened and deepened. This annual flooding quickly drove the earliest settlers to higher ground, leaving the west side of the city to the railroads, wholesale district, and the poorest settlers.

The Burlington and Missouri River Railroad reached Lincoln from Plattsmouth in 1870. It entered Lincoln from the north along 7th Street, ran south to N Street, and then diagonally southwest to F and 1st Street. Other lines quickly followed and laid tracks along 3rd Street (the Atchison and Nebraska from Kansas), and 5th Street (the Midland Pacific from Nebraska City). They subsequently became part of the Burlington and Missouri. In 1879, the Union Pacific came to Lincoln and built a line along 4th Street south to Beatrice and Kansas. The Burlington extended its tracks west of Lincoln, south of J Street in the 1920's.

After the early settlers moved to high ground, their houses and stores were then occupied by various emigrants and the poorer American blue collar workers. When the Germans from Russia began coming to Lincoln in the late 1870's, they naturally settled among those speaking their native language. The new emigrants tended to settle near others who had come from the same colony in Russia. They were mostly Lutherans yet they organized as a Congregational church after receiving assistance from the Plymouth Congregational Church. The First German Congregational Church was formed in 1889 by over 100 individuals and 18 families. The congregation met briefly at the old Park School until the church was built at 1st and J Streets. As the German settlement grew, eight churches were eventually established in both the South and North Bottom areas. Although each church tended to be organized by groups of emigrants from the same geographic area in Russia they associated as Congregational, Lutheran, Evangelical, or Reformed denominations.

78

The homes of these new emigrants were isolated by distance and the railroad from the general growth of Lincoln. Even as development increased from the 1880's to the 1910's, South Salt Creek remained an isolated neighborhood. The nearest street railway was laid in 1886 on 10th Street to E Street, and later extended to South Street.

Originally the community was a continuous settlement along the Salt Creek from the South to the North Bottom. The growth of the industrial and warehouse district,

SOUTH SALT CREEK-NORTH

VISUAL IMAGE

HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

79

NORTH

SCALE IN FEET
200 400 600

- - - MAJOR PATH
- - → MINOR PATH
→ VISTA
BARRIER

MAJOR SOFT EDGE
MINOR SOFT EDGE
HARD EDGE
NATURAL EDGE

LANDSCAPING
OPEN SPACE
BRICK STREET
STREETSCAPING

☆ STREET FURNITURE
BUILDING GROUP
ACTIVITY NODES
RIDGE
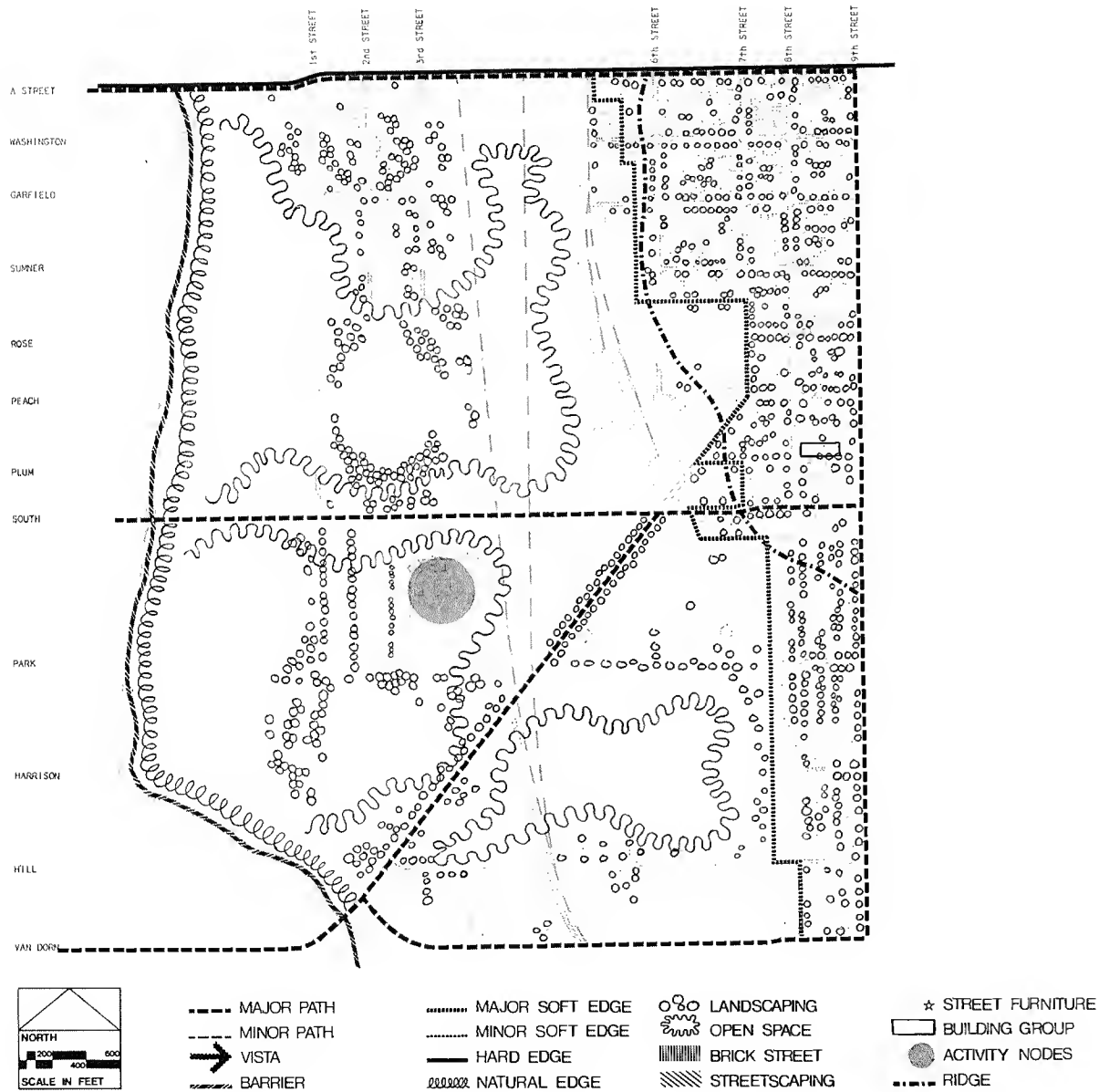
SOUTH SALT CREEK -SOUTH

VISUAL IMAGE

HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

Streets (top): 1st STREET, 2nd STREET, 3rd STREET, 6th STREET, 7th STREET, 8th STREET, 9th STREET

Streets (left): A STREET, WASHINGTON, GARFIELD, SUMNER, ROSE, PEACH, PLUM, SOUTH, PARK, HARRISON, HILL, VAN DORN

NORTH

SCALE IN FEET 200 400 600

Legend		
MAJOR PATH	MAJOR SOFT EDGE	LANDSCAPING
MINOR PATH	MINOR SOFT EDGE	OPEN SPACE
VISTA	HARD EDGE	BRICK STREET
BARRIER	NATURAL EDGE	STREETSCAPING

STREET FURNITURE
BUILDING GROUP
ACTIVITY NODES
RIDGE

NORTH BOTTOMS
VISUAL IMAGE
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

81

Streets (top, left to right): 7th STREET, 8th STREET, 9th STREET, 10th STREET, 11th STREET, 12th STREET, 14th STREET, 15th STREET

Streets (left side): MILITARY ROAD, COURT, CLAREMONT, NEW HAMPSHIRE, CHARLESTON, Y STREET, X STREET, W STREET, VINE

Legend:

NORTH
SCALE IN FEET
200 400 600

- --- MAJOR PATH
- --- MINOR PATH
- → VISTA
- BARRIER
- MAJOR SOFT EDGE
- MINOR SOFT EDGE
- HARD EDGE
- NATURAL EDGE
- LANDSCAPING
- OPEN SPACE
- BRICK STREET
- STREETSCAPING
- ☆ STREET FURNITURE
- BUILDING GROUP
- ACTIVITY NODES
- RIDGE

and the expansion of the railyards eventually divided the settlement into two separate neighborhoods.

As the city developed south of A Street, new areas were opened on higher ground. Families moved out of the Salt Creek basin yet remained close to the settlement, sometimes even moving their houses with them. When the Lincoln Country Club at 7th and Washington (originally the residence of Governor Butler) was moved in the 1920's, this area was platted for housing.

Today the zoning patterns in the South Salt Creek neighborhood remain very similar to those established in 1926. Originally the area was zoned industrial north of J from 2nd to 5th, wholesale north of H from 5th to 9th, local business on F from 2nd to 5th Street, and multiple dwelling residence over the remaining neighborhood. The major current exception is the extension of industrial zoning into the residential area as far south as F Street.

Ethnic, Social, and Economic Makeup

The history of South Salt Creek neighborhood is essentially a history of the Germans from Russia who settled along the Salt Creek. The first German emigrants from the province of Norka began to settle in southwest Lincoln on the least expensive land along the Salt Creek basin. The immigrants were encouraged to make homes there by the land agents of the railroads who were promoting settlement on their state land grants. Lincoln also became a distribution point for immigrant settlement throughout Nebraska. By 1880, two-thirds of the almost 5,000 Germans from Russia in the United States had settled in Nebraska.

82

The Germans from Russia were frugal, valued property, and the protection of family life; thus they sought home ownership. Being poor, they were able to purchase only inferior lots on which to build simple houses. During the depression of the 1890's when there was little land sold, they "squatted" on land owned by the state or railroads and, undisturbed by the owners, put up small houses in which they lived until they were able to afford to buy a lot and build again.[18]

18. H. P. Williams, A Social Study of the Russian German (Lincoln: Ph.D. Thesis, 1916), p. 18.
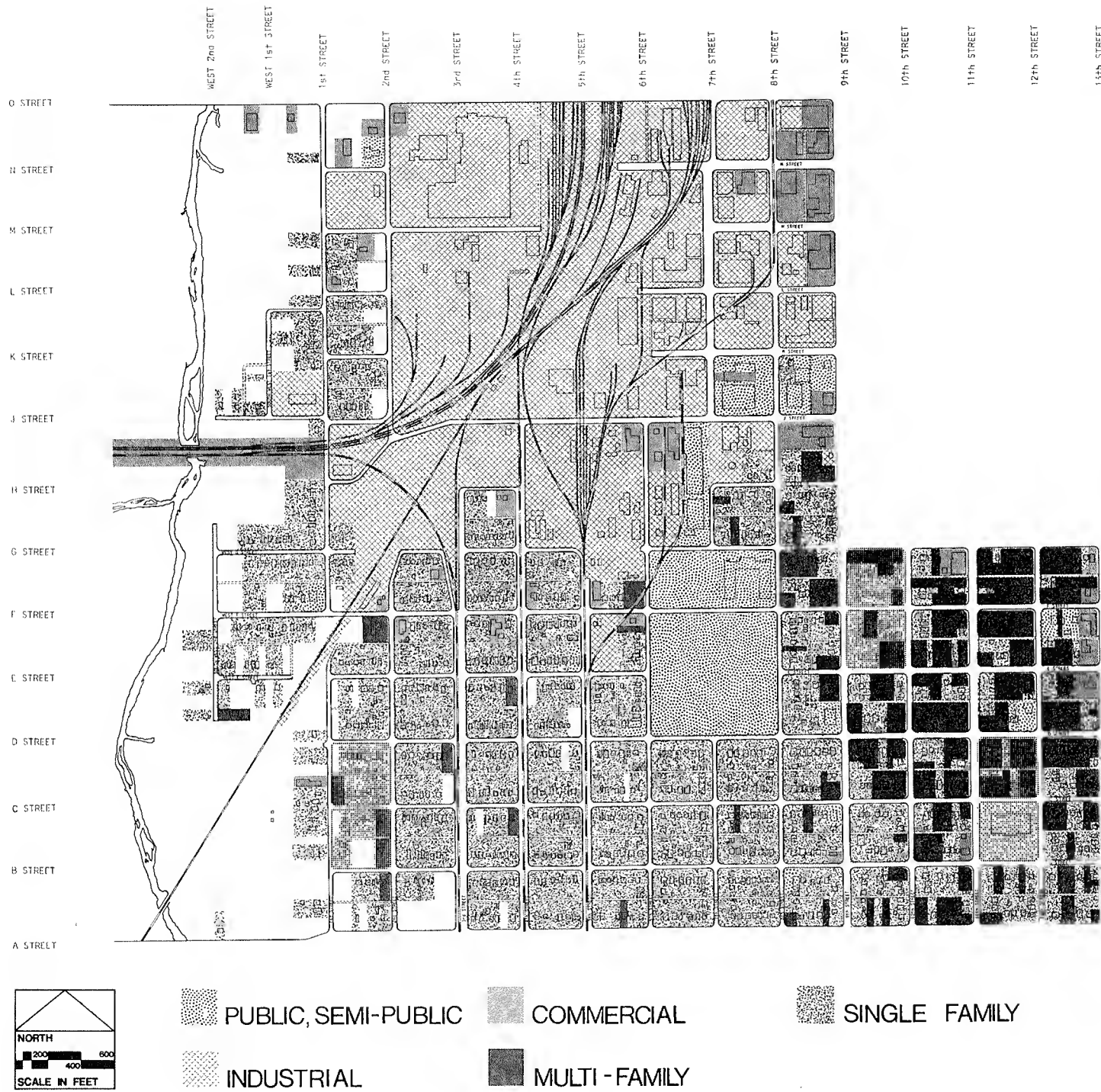
SOUTH SALT CREEK-NORTH
LAND USE

Street labels (top, left to right): WEST 2nd STREET, WEST 1st STREET, 1st STREET, 2nd STREET, 3rd STREET, 4th STREET, 5th STREET, 6th STREET, 7th STREET, 8th STREET, 9th STREET, 10th STREET, 11th STREET, 12th STREET, 13th STREET

Street labels (left, top to bottom): O STREET, N STREET, M STREET, L STREET, K STREET, J STREET, H STREET, G STREET, F STREET, E STREET, D STREET, C STREET, B STREET, A STREET

Legend:

- PUBLIC, SEMI-PUBLIC
- INDUSTRIAL
- COMMERCIAL
- MULTI-FAMILY
- SINGLE FAMILY

NORTH
200 400 600
SCALE IN FEET

83

SOUTH SALT CREEK-SOUTH
LAND USE

Map labels (vertical streets, left to right): 1st STREET, 2nd STREET, 3rd STREET, 6th STREET, 7th STREET, 8th STREET, 9th STREET

Map labels (horizontal streets, top to bottom): A STREET, WASHINGTON, GARFIELD, SUMNER, ROSE, PEACH, PLUM, SOUTH, PARK, HARRISON, HILL, VAN DORN

84

NORTH
200 600
400
SCALE IN FEET

PUBLIC, SEMI-PUBLIC   COMMERCIAL   SINGLE FAMILY

INDUSTRIAL   MULTI-FAMILY

Map labels (street names, left side, top to bottom):
MILITARY ROAD
COURT
CLAREMONT
NEW HAMPSHIRE
CHARLESTON
Y STREET
X STREET
W STREET
VINE

Map labels (top, streets):
7th STREET
8th STREET
9th STREET
10th STREET
11th STREET
12th STREET
14th STREET
15th STREET

NORTH
SCALE IN FEET
200 400 600

PUBLIC, SEMI-PUBLIC   COMMERCIAL   SINGLE FAMILY

INDUSTRIAL   MULTI-FAMILY

NORTH BOTTOMS
LAND USE

85

An analysis of the immigration shows that from 1872-74, three Germans from Russia settled in Lincoln; 1875-79, 18; 1880-84, 16; 1885-89, 74; 1890-94, 273; 1895-99, 203; 1900-04, 597; 1905-09, 992; 1910-14, 1,376. In 1914 the outbreak of World War I halted further emmigration. At that time their numbers were over 6,500, 14% of Lincoln's population, yet they were accounting for 33% of Lincoln's births.[19]

South Salt Creek residents were typically blue collar workers. A cross section of occupations from 1915 shows laborers, waiters, cooks, janitors, elevator operators and railroad workers.

In the 1920's Lincoln had only one important ethnic population in the city. Germans from Russia formed one-fifth of Lincoln's population with 84% of them settled directly in the flood plains and low terrace land west of 10th Street. The remaining 16%, having improved their economic status, were absorbed into other sections of Lincoln.[20] As some German-Russian families moved out, other ethnic groups moved into this "melting pot": Ukranians, Czechoslovakians, Estonians, Lithuanians, Mexican-Americans and Blacks.

In spite of these changes the South Salt Creek neighborhood has successfully maintained much of its original character, and the cultural and religious traditions remain strong.

Homes and Families

86

When Chris Betz, a carpenter,settled in South Salt Creek in 1880, he probably helped to build the small homes around 1st Street on K and J for the other new German emigrants. Peter Gross found work in his old trade of butcher,

19. R. McDill, A Georgraphical Interpretation for Some of the Factors Effective in the Location and Development of Lincoln, Nebraska, (Lincoln: M. A. Thesis, 1925), p. 71.

20. H. P. Williams, A History of the German-Russian Colony in Lincoln, (Lincoln: M. A. Thesis, 1909), p. 91.

Map labels (street grid):

Top (vertical streets, left to right): WEST 2nd STREET, WEST 1st STREET, 1st STREET, 2nd STREET, 3rd STREET, 4th STREET, 5th STREET, 6th STREET, 7th STREET, 8th STREET, 9th STREET, 10th STREET, 11th STREET, 12th STREET, 13th STREET

Left side (horizontal streets, top to bottom): O STREET, N STREET, M STREET, L STREET, K STREET, J STREET, H STREET, G STREET, F STREET, E STREET, D STREET, C STREET, B STREET, A STREET

NORTH
SCALE IN FEET
200 400 600

Legend:
1870 - 1889
1890 - 1914
1915 - 1929
1930 - 1945

SOUTH SALT CREEK-NORTH
PERIOD OF CONSTRUCTION

87

while Paul Bernhardt (switchman), George Eisel (repairman), and Conrad Stumpf (coach cleaner), all found work with the railroads.

As Germans who had been living in Russia, they were accustomed to forming closely-knit communities within a larger foreign society. When the Russian government began to enforce use of the Russian language and religious practice and conscription of men in the German communities, the emigration to America began. Here they could find work, own land, and be free to maintain their German heritage.

Among the many families to leave the Volga Region in 1888 was Henry Amen, who traveled to America with his wife and children on the steerage deck of a steamship, and then to Lincoln by train.

By the turn of the century, Henry Amen, Sr., had moved further west, but his son, H. J. Amen, Jr. remained in Lincoln. He held a good steady job in the freight house and married a young woman who had also come from the same village in Russia.

When Amen's uncle, Conrad Bauer, offered to sell him the grocery store at 201 F, there were already several other small frame stores and offices along F Street forming a commercial center for the growing German community. At 331 F, J. J. Stroh had built his office for real estate, loans and insurance. Before this Stroh had worked from a lean-to attached to the Strasheim and Bernhardt grocery at 327 F. J. J. Lebsock owned another grocery at 441 F, Adolph Lebsack kept a dry goods store at 323 F, and the George Bauer grocery was at 402 F.

Unlike other Lincoln merchants who were building their homes far away from the central business district, the German merchants stayed close to their shops. The Amen family home was at 247 F, and the Bauer home was at 330 F. The Strohs lived at 345 E, later moving to 1025 South 6th. The George Strasheim family lived at 430 E and his partner Henry Bernhardt lived nearby at 304 E. Adolph Lebsack and his family first lived at 328 E, and then moved near Stroh's at 1035 South 6th.

In order to help other Germans emigrate from Russia, H. S. Amen and J. J. Stroh

MILITARY ROAD

COURT

CLAREMONT

NEW HAMPSHIRE

CHARLESTON

Y STREET

X STREET

W STREET

VINE

7th STREET
8th STREET
9th STREET
10th STREET
11th STREET
12th STREET
14th STREET
15th STREET

NORTH
SCALE IN FEET
200 400 600

1870 - 1889

1890 - 1914

1915 - 1929

1930 - 1945
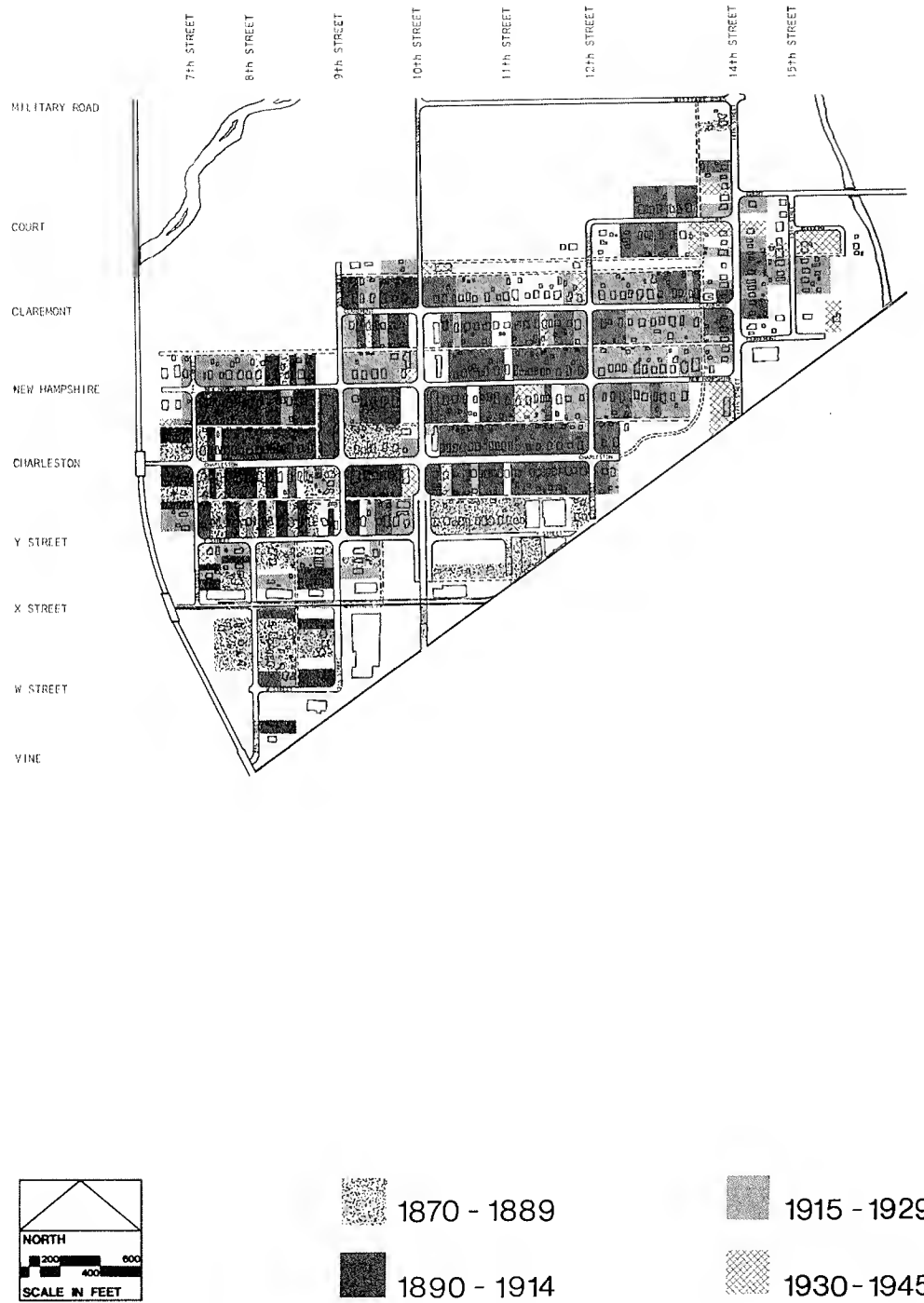
NORTH BOTTOMS
PERIOD OF CONSTRUCTION

89

75. The German Evangelical Lutheran Immanuel Church and School (1917) is a Georgian Revival design.

began selling steamship tickets. Every few months a large black limosine would park on F Street, and an agent from the North German Lloyd or Holland American Line would step into the store and make arrangements to cable tickets and money to families waiting in Russia. As the bilingual community was reluctant to take its business outside the neighborhood, Amen also established a small banking business and often gave legal advice.

The community was fortunate to have many craftsmen among the German families. In the European tradition, nearly every family had at least one son who learned a trade. A new city filled with building projects was a promising place. Jacob Rohrig was a prominant contractor and builder who worked on many homes, and in 1907 built the Frieden's Evangelical Lutheran Church. Rohrig and his son built their homes near each other at 715 and 719 D Street, a block away from the new church. Usually the contractors, carpenters, and masons of a new church building would also be members of the congregation. Henry J. Weber built the first Ebenezar Church in 1915 and Henry Grasmick built the present church on the same site in 1926. They not only employed the skills of the members, but also used their building materials. The First German Congregational Church at 1st and F Street was built by Godfried Shumacher, who was active in the organization of the church.

90

81

76
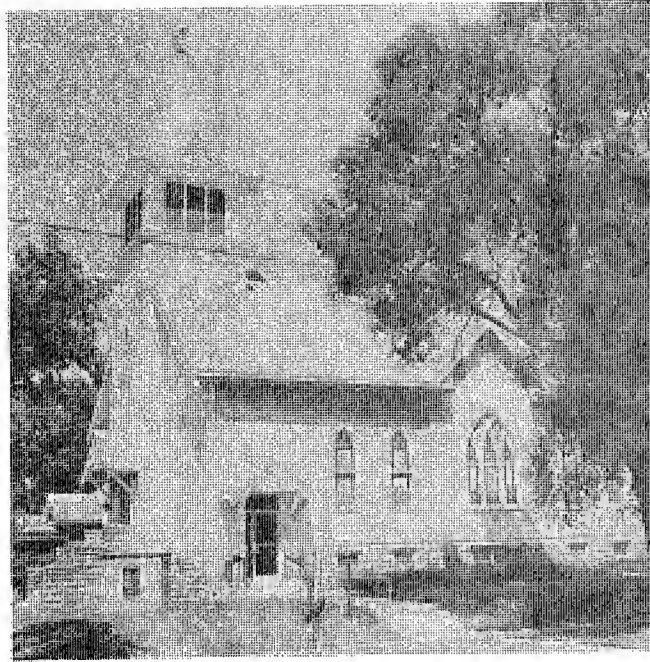
76. The First German Congregational
Church (1920) is a Gothic Revival design.

The churches are still of prime importance to the social life of the neighbor-
hood, and along with the American Forward Association and the American
Historical Society of Germans from Russia they help to maintain the German/
Russian heritage of the community.

Architectural Character

Architecturally, the South Salt Creek neighborhood is composed of small vernacular
structures, most often one or one and a half story wood frame houses. Some were
built on site, while others were moved from Lincoln's developing downtown.

The most important historical sites for the early German-Russian Settlement are
within a few blocks radius centered at 1st and J Street. Many of the major
structures are gone but several vernacular residences remain from the earliest
settlers of the 1880's.

77. The George J. Stroh house (1907) is typical of vernacular structures in the neighborhood in the early 20th century.
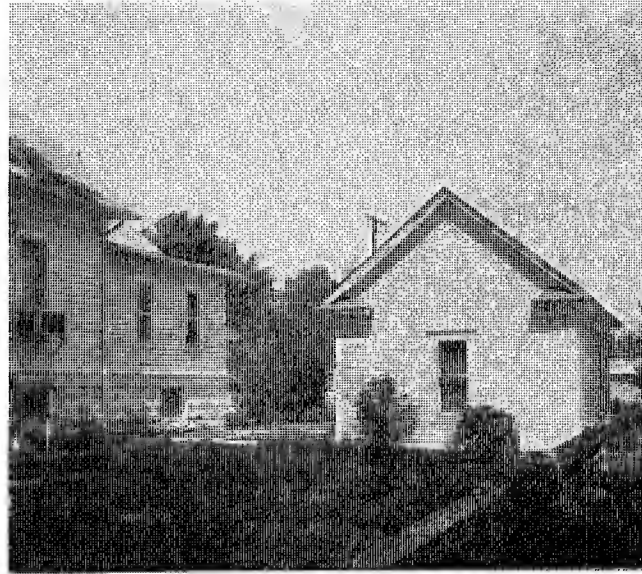
78. The Peter Olberg summer kitchen (c.1899) is a typical example of this unusual building type in the North Bottom.

One unique feature of the German emigrant is the summer kitchen. This is a separate building of one large or two small rooms situated close to the kitchen door of the main residence. In Russia, the summer kitchen helped protect the house against the possibility of fire, since houses there usually had thatch roofs. The custom continued even though its need no longer existed. In American, the summer kitchen was used to keep the house cooler and free from flies. In the winter, it was rented out to workers returning from the beet fields in western Nebraska or to new immigrants. The north settlement has a few remaining examples of summer kitchens: the Peter Olberg house, 1022 New Hampshire; and the Peter Polsky house, 738 Y Street.

Another custom brought to America is the preferential use of the side door. In Russia, the common house form sat with a gable end against the street and

SOUTH SALT CREEK – NORTH
HISTORICAL & ARCHITECTURAL SIGNIFICANCE
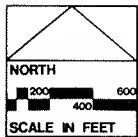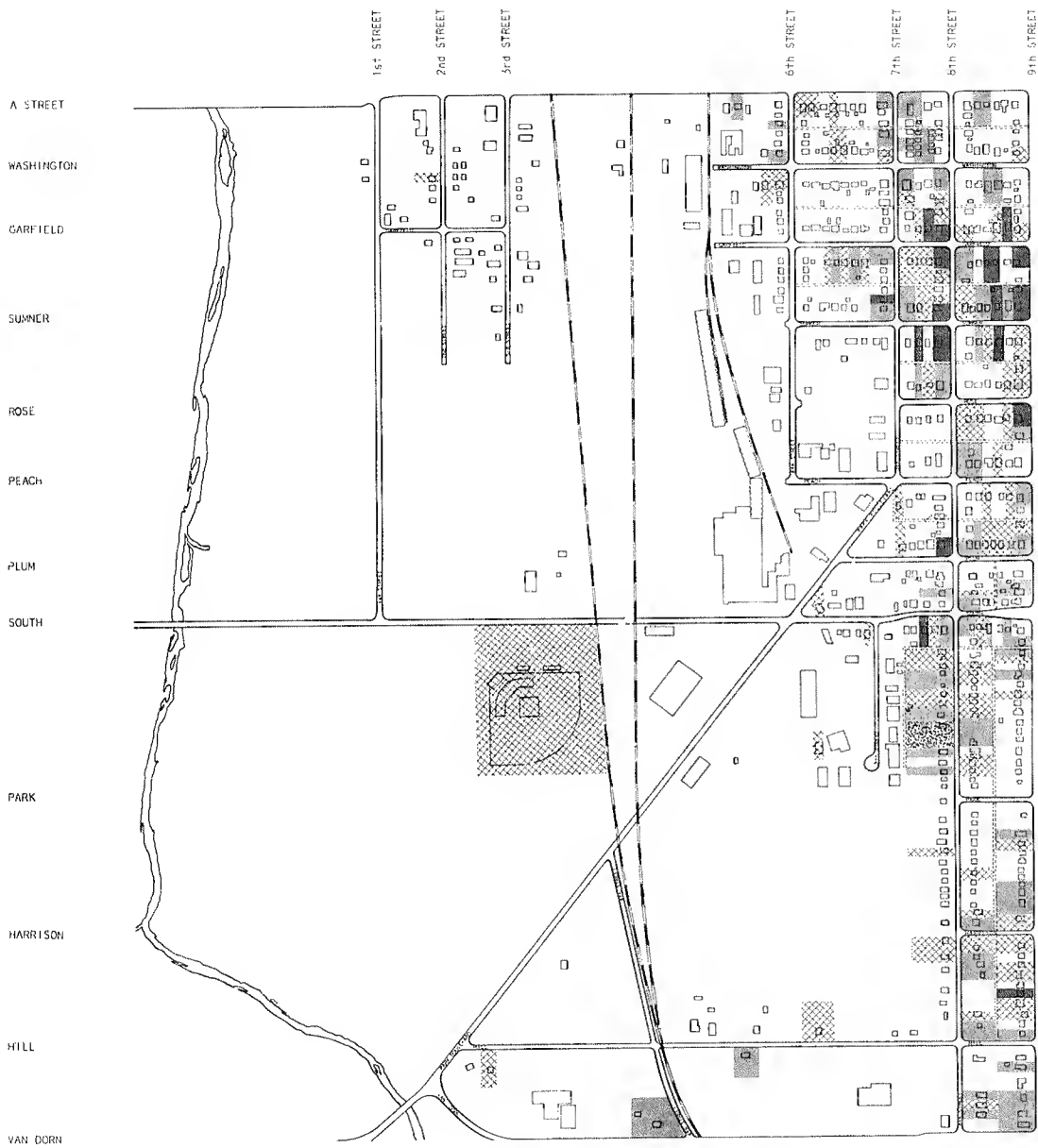
93

RATING SCALE

		POINTS
EXCEPTIONAL		70 PLUS
EXCELLENT		60 - 69
VERY GOOD		50 - 59
GOOD		40 - 49

SOUTH SALT CREEK-SOUTH
HISTORICAL & ARCHITECTURAL SIGNIFICANCE

A STREET

WASHINGTON

GARFIELD

SUMNER

ROSE

PEACH

PLUM

SOUTH

PARK

HARRISON

HILL

VAN DORN

1st STREET
2nd STREET
3rd STREET
6th STREET
7th STREET
8th STREET
9th STREET

NORTH

200 600
400

SCALE IN FEET

RATING SCALE

EXCEPTIONAL

POINTS
70 PLUS

VERY GOOD

POINTS
50-59

EXCELLENT

60-69

GOOD

40-49
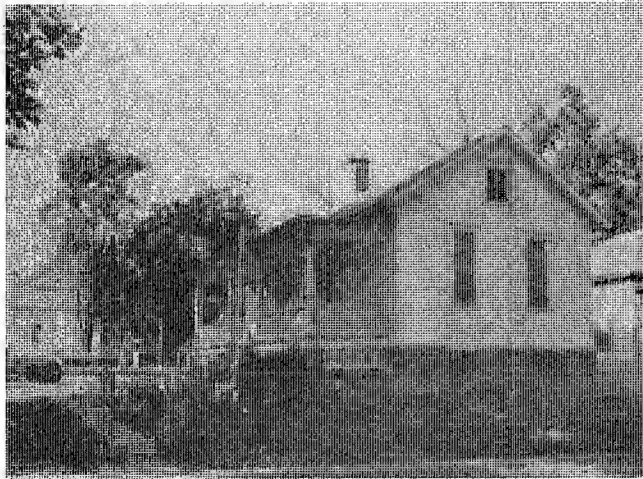
79. The Robert A. A. Luedtke house (c.1898) is a typical side entry residence of the Germans from Russia.
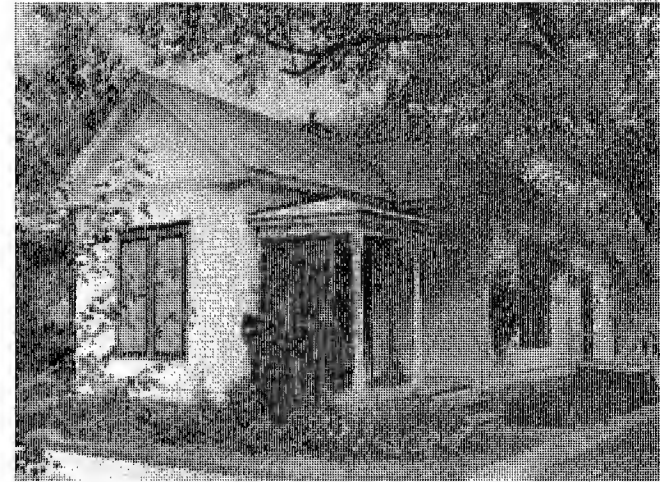
80. The Jacob Amend house (c.1901) is a late Victorian T-shaped cottage.

shuttered windows while entry was gained through a side yard. When the Germans came to America, they typically adoped the prevailing American housing types, but retained their use of the side door and rarely used the front porch. There are a few existing examples of this type in the south and north settlements such
79 as the Robert A. A. Luedtke house, 103 West G Street. Shutters at one time were also common in the neighborhood. Homes of those families who worked in the beet fields during the summer were shuttered to protect their windows from vandalism during their absence.

The South Salt Creek neighborhood is consistant in the material, scale and character of its buildings. Most structures are very good examples of the
80 wide variety of 19th century vernacular construction such as the Jacob Amend house, 330 C Street (c. 1901).

The major residences in the neighborhood are on the terrace around the park. The most outstanding of these residences is the William H. Tyler house, 808
48 D Street (1890) designed by James Tyler, Sr. and built of brick and stone in a Romanesque Revival style.

81. The Friedens Evangelical Lutheran Church (1907) is a Gothic Revival design with a colossal Corinthian portico.
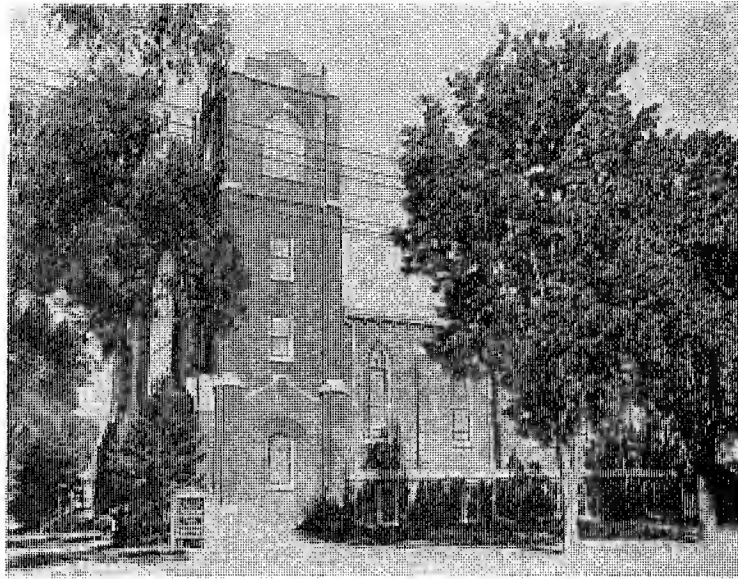
82. The German Evangelical Congregational Zion Church (1927) is a late Gothic Revival design.

The most architecturally significant structures are the numerous churches which served the Germans from Russia community. They are largely Neo-Gothic Revival designs on variations of a similar plan. The First German Congregational Church at 1st and J Street in 1889 (replaced by the new church at 1st and F Street in 1920) was the first of this type. In the South Salt Creek area it was followed by the organization of: the German Congregational Zion Church at 425 F Street in 1900 (replaced by the new church at 848 D Street in 1927); the Frieden's Evangelical Lutheran Church at 6th and D Street in 1907; and the German Evangelical Immanuel Lutheran Church at 735 D Street in 1909 (replaced by the new church at 2001 South 11th Street in 1950); and Ebenezar Congregational Church (1926) at 801 B Street in 1915. The original Immanual Lutheran Church was unique in design as
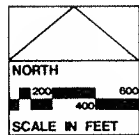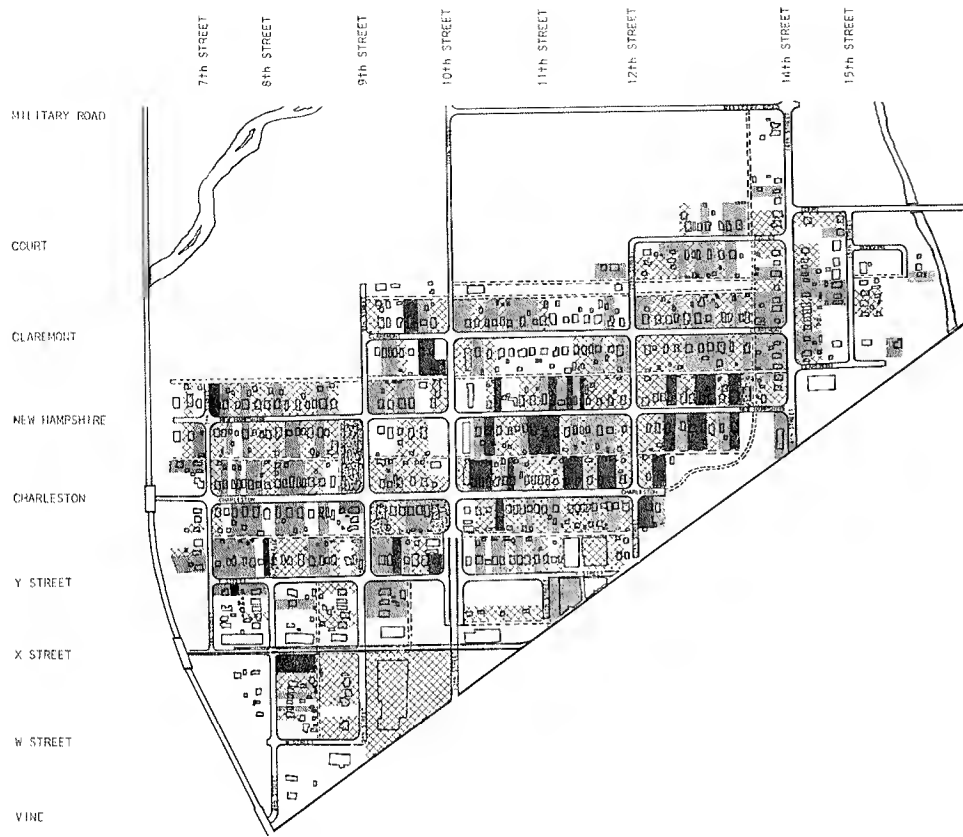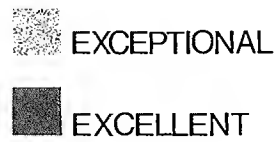
7th STREET 8th STREET 9th STREET 10th STREET 11th STREET 12th STREET 14th STREET 15th STREET

MILITARY ROAD

COURT

CLAREMONT

NEW HAMPSHIRE

CHARLESTON

Y STREET

X STREET

W STREET

VINE

NORTH BOTTOMS

HISTORICAL & ARCHITECTURAL SIGNIFICANCE

NORTH

SCALE IN FEET

200 400 600

RATING SCALE

EXCEPTIONAL POINTS 70 PLUS

EXCELLENT 60 - 69

VERY GOOD POINTS 50 - 59

GOOD 40 - 49

83. The German Congregational Salem Church (1916) is a Gothic Revival design in the North Bottom.

it was also a church school and resembles designs in the Volga region of Russia. It now houses the American Forward Association which began as an emmigrant aid society.

98

In the North Bottom area four other churches were organized: the German Immanuel Reformed Church at 10th and Charleston in 1891; the German Congregational Salem
83 Church at 901 Charleston in 1901 (present building constructed in 1916); the German Evangelical St. John's Church at 945 New Hampshire in 1907 (replaced by the new chruch at 1324 New Hampshire in 1927); and the German Evangelical Lutheran Christ Church at 1030 North 9th Street in 1910.

4. INVENTORY

Historic Districts

Included in Lincoln's major historic resources are the historic districts in
each neighborhood. These are composed of significant architectural landmarks,
historic sites of local, state and national importance, and numerous other
structures which form an integral part of each district and represent a cross-
section of the lifestyles from Lincoln's past. Upon completing an analysis
of field data, this study has defined historic districts in each of the three
neighborhoods: Malone, Near South, South Salt Creek, and in the North Bottom area.
A Capitol Environs District previously identified by an earlier study has already
been approved for nomination to the National Register. There is also the potential
for a historic district in the industrial area west and north of 9th and O Streets
which could be defined by further study.

Malone Historic District

A district of local historic and architectural interest has been located in the
Malone neighborhood and is approximately bounded by 23rd to R, 25th to O, 27th
and Vine Streets. This district partially includes the eastern end of Kinney's
O Street Addition, platted in 1870 and Hawleys Addition platted in 1884. Much
of the district was developed in the late 1880's to the early 1900's by mostly
upper middle income white collar workers and professional people such as lawyers,
professors, real estate brokers, physicians and bookkeepers.

X STREET

W STREET

VINE

U STREET

T STREET

S STREET

R STREET

Q STREET

P STREET

O STREET

19th STREET
20th STREET
21st STREET
22nd STREET
23rd STREET
24th STREET
25th STREET
26th STREET
27th STREET

NORTH

SCALE IN FEET
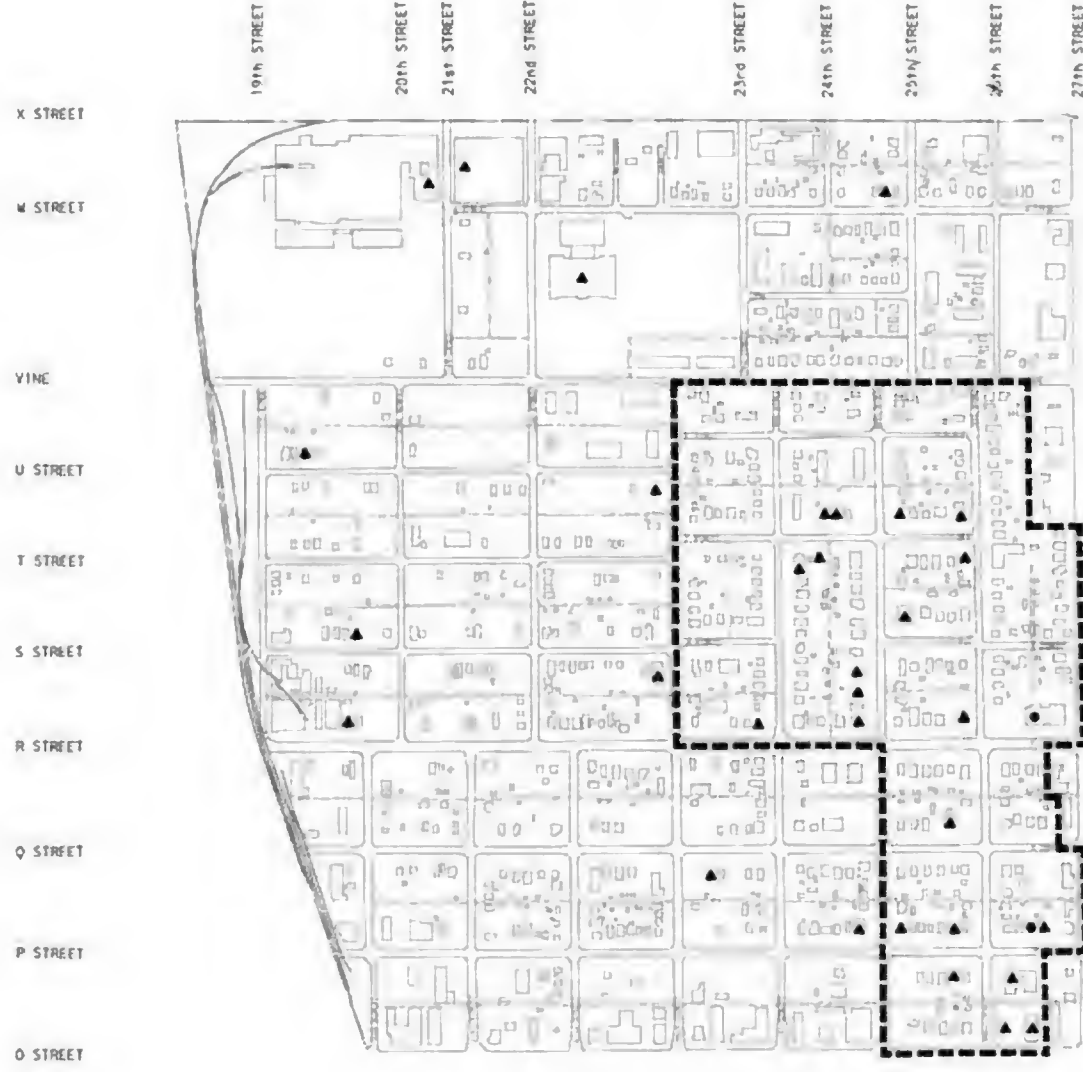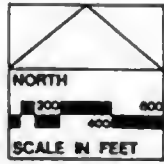
- - - HISTORIC DISTRICT
▲ ARCHITECTURAL LANDMARK
● HISTORICAL LANDMARK

MALONE
HISTORICAL ENVIRONS & LANDMARKS
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

101

The visual character of the district is created by major homes of Late Victorian styles, and some of earlier Italianate and later Neo-Classic Revival styles. Interspersed are some modest vernacular homes which form a richly diverse area of pleasing quality. The focal points are the major churches: Vine Congregational (25th and S); Grace Methodist Episcopal (27th and R); Second Presbyterian (26th and P); and Newman Methodist Episcopal (23rd and S). Most residences, though sub-divided as apartments, have maintained their 19th century character.

The boundaries were selected because: (1) 23rd Street, although a minor path appears to be a fairly well defined edge between residential density (west of 23rd lots are 25 feet wide), scale, type, and existence of original construction; (2) R Street on the south divides this area from the earlier Kinney's O Street Addition which has now changed from its original context and structures (now largely commercial usage); (3) 25th to O Street which includes some of the more important existing historic and architectural sites in Kinney's O Street Addition; (4) 27th Street which forms a strong land use and arterial edge to the district being a strip commercial area; and (5) Vine Street, another arterial which acts as a barrier to the north edge of the district.

The potential problems facing a historic district in the Malone neighborhood are: the increases in density due to changes in zoning; the development of new apartments which are out of character to the area and substantially add automobiles to otherwise small quiet streets; the problems of thru traffic on one-way streets along P and Q Streets; the neglect of structures by absentee landlords; the general low income level of residents; and the encroachment of commercial development to the east and south.

102

Near South Historic District

A historic district in the Near South would essentially coincide with the Capitol Environs Historic District. The Near South district would largely include portions of the original plat south of the Capitol, the Capitol Addition of 1870, and the Mount Emerald Addition of 1905. The boundries are 21st to A, 18th to C, 14th to F, 16th to H, and 17th to G. There were two phases of development in this area. The first, in the 1880's and 90's, was marked by the building of a relatively small number of impressive homes on large tracts of land. A later phase came after 1900 with the additional construction of many substantial homes by the wealthier residents of Lincoln, changing the character of the area from country estates to an upper income urban residential neighborhood.

The visual character of the neighborhood is one of stately homes on large lots with attractive landscaping and well established trees and shrubs. Architecturally, the district has a rich assortment of Late Victorian and Neo-Eclectic Revival styles. Major focal points include the natural ridge along 20th Street, the First Plymouth Congregational Church (20th and D), and the Capitol Building. Several houses also have a major visual impact upon the neighborhood: the S. H. Atwood house (740 South 17th Street): the Clark-Leonard house (1937 F Street): the R. O. Phillips house (1845 D Street); the W. D. FitzGerald house (1106 South 20th Street); the E. Shire house (1900 A Street); and the J. C. McAfee house (1801 C Street).

Boundaries were selected because: (1) 21st Street forms the eastern edge of a natural ridge; (2) A Street is a major arterial forming a division line to the south; (3) the west boundaries generally defining an area with minimum new construction; and (4) G Street as a minor arterial forms a visually distinct edge to the Near South separating largely middle income apartments and commercial areas on the north from the more substantial and homogeneous residences to the south.

The potential problems facing a historic district in the Near South neighborhood are: the development of new apartments which are out of character to the area and substantially add to the congested parking problems; the increases in density due to changes in zoning; the problems of thru traffic on one-way streets along 16th and 17th; and the neglect of structures by absentee landlords.

This historic district currently includes four structures which are approved for nomination to the National Register (Atwood house, Clark-Leonard house, Phillips house, and the First Plymouth Congregational church).
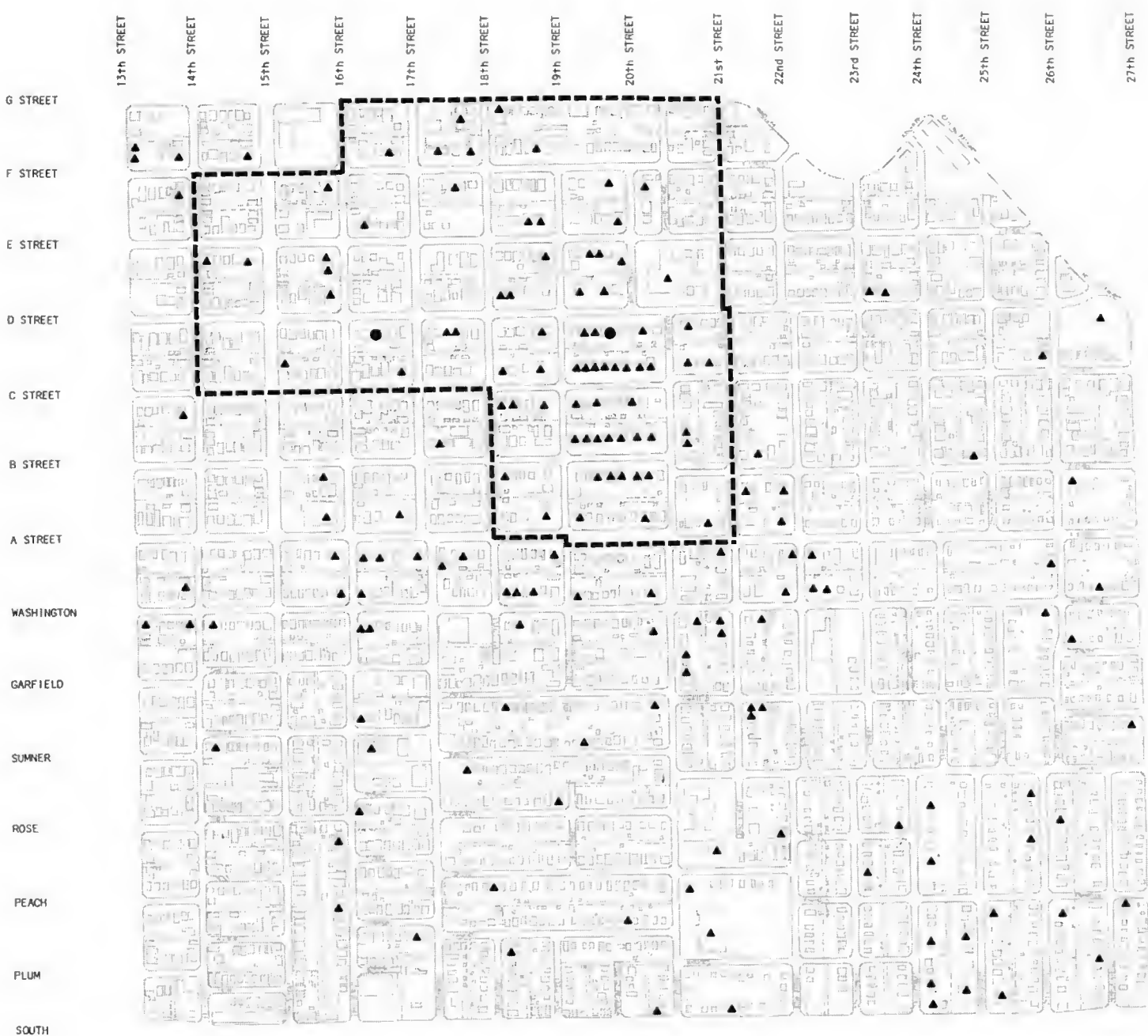
G STREET
F STREET
E STREET
D STREET
C STREET
B STREET
A STREET
WASHINGTON
GARFIELD
SUMNER
ROSE
PEACH
PLUM
SOUTH

13th STREET
14th STREET
15th STREET
16th STREET
17th STREET
18th STREET
19th STREET
20th STREET
21st STREET
22nd STREET
23rd STREET
24th STREET
25th STREET
26th STREET
27th STREET

NORTH
SCALE IN FEET

- - - HISTORIC DISTRICT
▲ ARCHITECTURAL LANDMARK
● HISTORICAL LANDMARK

NEAR SOUTH
HISTORICAL ENVIRONS & LANDMARKS
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

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North Bottom Historic District

Another historic district is recommended in the North Bottom. This area is as historically significant as South Salt Creek being the north settlement of the Germans from Russia. Its boundaries are Interstate 180 to the west, the Burlington tracks to the south, Antelope Creek to the east, the National Guard and State Fairgrounds to the north, and South Salt Creek to the northeast.

The visual character is similar to South Salt Creek in the type and quality of residences and in its co-existance with industrial land use. The North Bottom Area also has several major focal points in the German from Russia churches: German Immanuel Reformed Church (10th and Charleston); German Congregational Salem Church (9th and Charleston); and German Evangelical St. John's (1324 New Hampshire). Another major landmark is Hayward School (9th and Charleston). The most significant historical resources are the few remaining summer kitchens. A major visual feature is the park which connects to Salt Creek on the north forming a vital open space and an important link to the historic nature of the district. This district has remained relatively unchanged since its early development. Because of its relative isolation it retains a strong homogeneous visual immage.

The boundaries selected are all strong edges: (1) Interstate 180 is an impenetrable barrier; (2) the Burlington tracks are a strong barrier between the community and the university with the industrial land being an integral element of the area; (3) Antelope Creek is a natural edge of potential visual prominence; (4) the State Fairground and National Guard form a strong demarcation between residential and institutional land use; and (5) South Salt Creek is a natural visual edge to the settlement.

The potential problems facing a historic district in the North Bottom neighborhood are: the thru traffic patterns along 10th, 14th and Charleston Streets; the relatively low income level of the residents; and possible change in character of new construction.
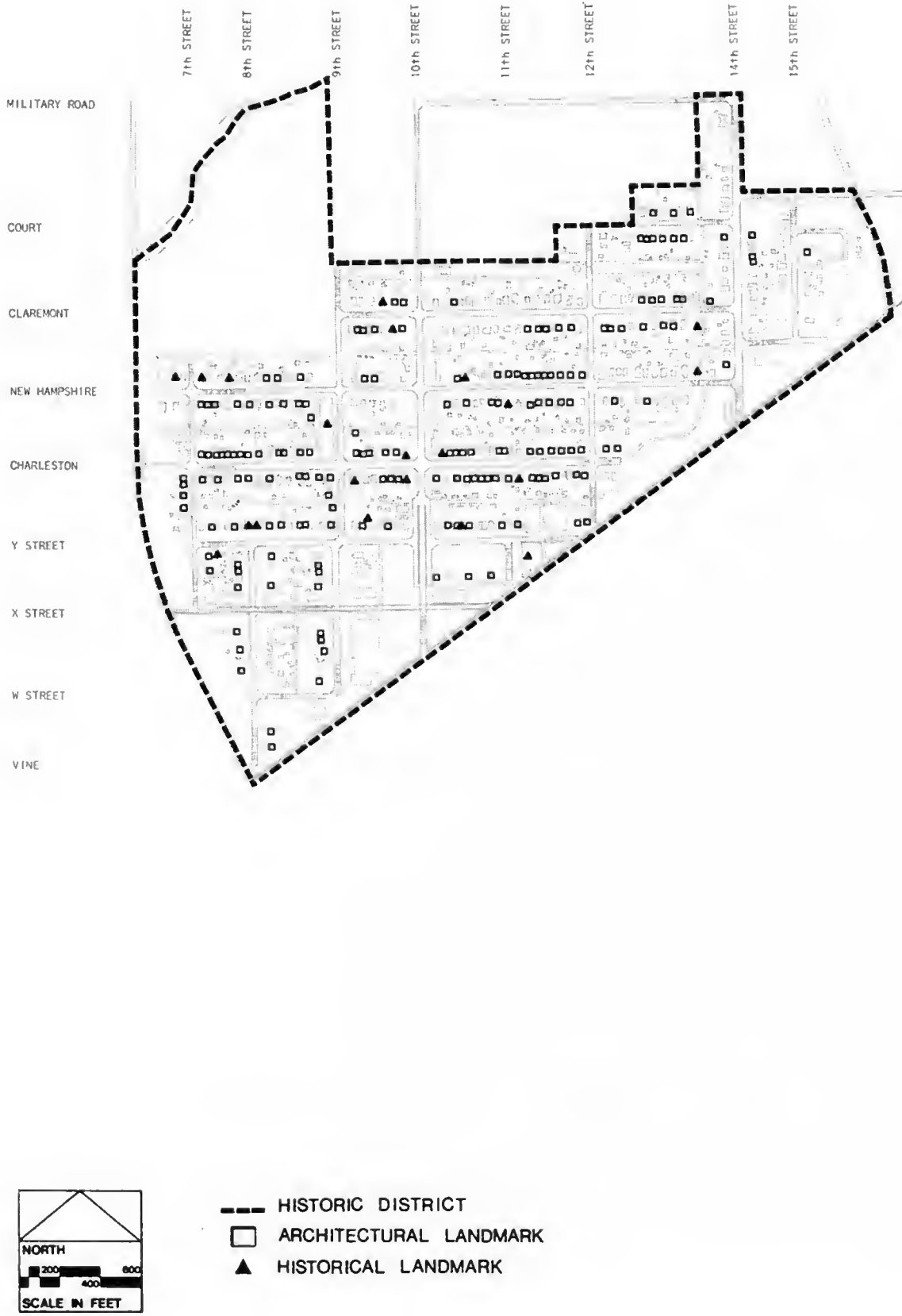
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MILITARY ROAD

COURT

CLAREMONT

NEW HAMPSHIRE

CHARLESTON

Y STREET

X STREET

W STREET

VINE

7th STREET
8th STREET
9th STREET
10th STREET
11th STREET
12th STREET
14th STREET
15th STREET

NORTH BOTTOMS
HISTORICAL ENVIRONS & LANDMARKS
HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

107

NORTH

200   600
400
SCALE IN FEET

- - - HISTORIC DISTRICT
☐ ARCHITECTURAL LANDMARK
▲ HISTORICAL LANDMARK

South Salt Creek Historic District

A historic district in the South Salt Creek neighborhood is based on the ethnic importance of the community to both Lincoln and Nebraska as the major settlement of Germans from Russia. The settlement is bounded by 9th Street on the east, A Street on the south, Salt Creek on the west and an irregular line to the north separating the industrial and residential land use. This district includes the original plat lying within the Salt Creek basin and some late 1880's plats just to the west between the original city limits and Salt Creek. Much of the district was settled from the 1880's to the 1910's by German emigrants from Russia who were largely poorer blue collar laborers and small businessmen.

The visual character of the district is one of very modest structures which form a quiet residential neighborhood of immense homogeneity reflecting a lower income lifestyle of the turn of the century. Buildings are non-stylistic structures of a variety of vernacular types which are uniform in material, scale, color and age, creating an integral urban fabric. The major focal points are the recreational and open space of Cooper Park and the major German from Russia churches: First German Congregational (1st and F); Frieden's German Evangelical Lutheran (6th and D); and German Evanglical Lutheran Church and School (8th and B). To these landmarks are added some major residences on the east side of the park such as the Tyler house (808 D Street). The area is mostly owner occupied and although it has long been neglected by city improvements it is largely well maintained. The community has a very strong sense of its heritage and a well formed cognitive image of the area. The railroad tracks on 3rd, 4th and 5th Streets and diagonally to the southwest have historically been an important visual part of the community.

The boundaries were selected because: (1) 9th Street is a major arterial highway which has traditionally been the edge of the Germans from Russia settlement; (2) A Street is a major arterial road which forms the edge of the original plat of Lincoln; (3) Salt Creek is a natural visual and historic edge to the settlement; and (4) the edge to the north is clearly visible as the demarcation between major land uses.
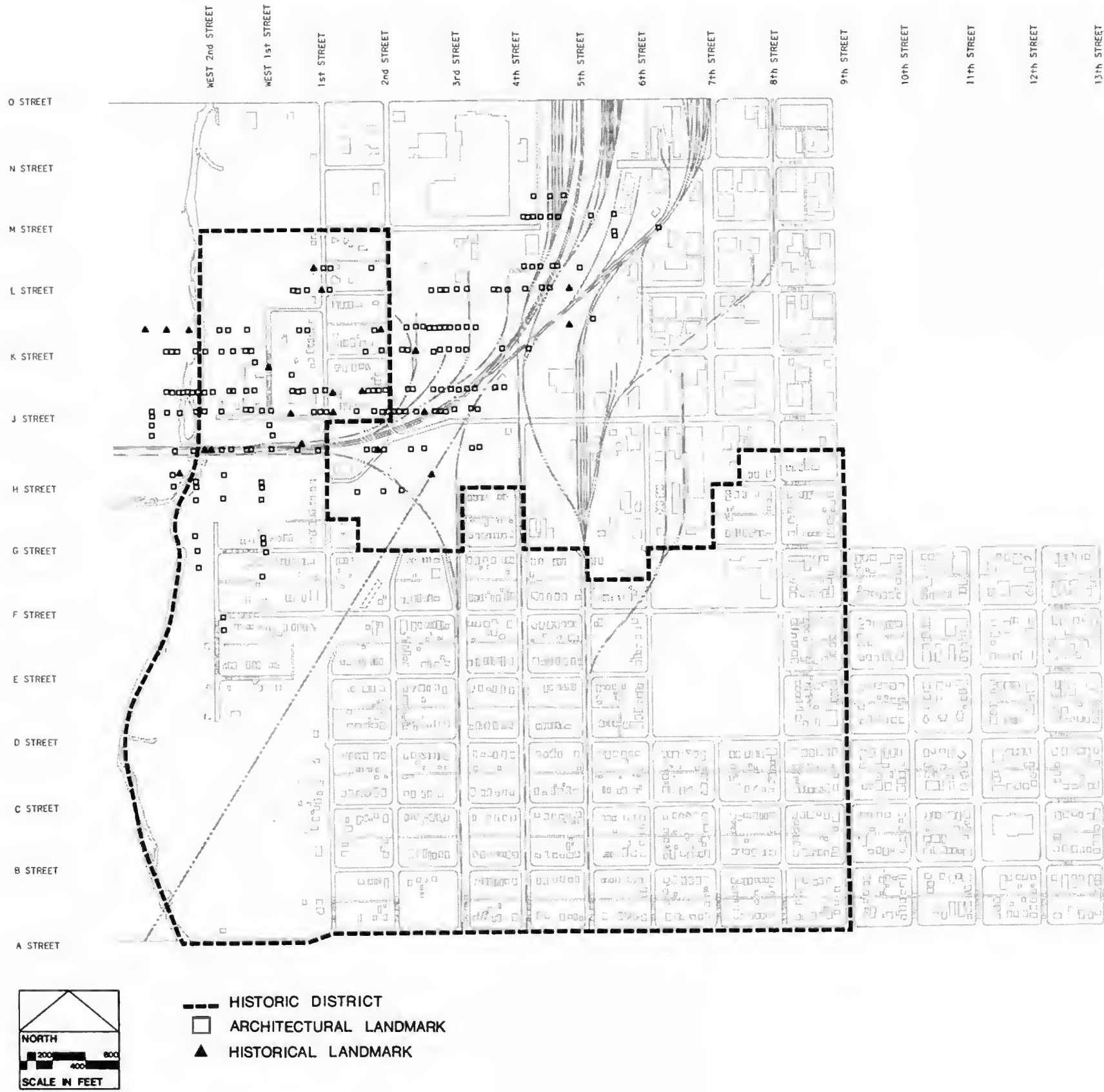
SOUTH SALT CREEK-NORTH

HISTORICAL ENVIRONS & LANDMARKS

HISTORIC & ARCHITECTURAL SITE SURVEY OF LINCOLN, NEBRASKA

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O STREET
N STREET
M STREET
L STREET
K STREET
J STREET
H STREET
G STREET
F STREET
E STREET
D STREET
C STREET
B STREET
A STREET

WEST 2nd STREET
WEST 1st STREET
1st STREET
2nd STREET
3rd STREET
4th STREET
5th STREET
6th STREET
7th STREET
8th STREET
9th STREET
10th STREET
11th STREET
12th STREET
13th STREET

NORTH
SCALE IN FEET

- - - HISTORIC DISTRICT
☐ ARCHITECTURAL LANDMARK
▲ HISTORICAL LANDMARK

The potential problems facing a historic district in the South Salt Creek neighborhood are: the encroachment of industy on the north into the housing area; the probable increases in density due to changes in zoning; the change in scale and character of possible new construction; the continued lack of city improvements in the area; the increase in railroad traffic and proposed division of the neighborhood by a barrier at the crossings; and the relatively low income level of residents.

This historic district currently includes one structure on the National Register (Tyler house) and another which has been approved for nomination to the National Register (First German Congregational church).

Landmarks

Of the almost fifty-five hundred sites field surveyed over ten percent were
selected for further historic research, producing this list of inventory sites
of the most historically and architecturally significant structures in the
survey area. To this were added sites already on the National Register and
others from the Nebraska State Historic Society's inventory. The following
are those sites listed by historic district and neighborhood .

Malone Historic District

LC13:D9-220
Skelly Oil Company
2600 0 Street
(1936)
An Art Deco structure designed
by architect Jesse B. Miller
for the Martin-Day Company

LC13:D9-221
58 Safeway Grocery Store
2620 0 Street
(1937)
Another Art Deco structure
designed by J.B. Miller

LC13:D9-224
52 Second Presbyterian Church
132 N. 26th Street
(c.1902-04)
A Neo-Classic Revival church
which replaced an earlier one
that burned in 1902. The
structure was designed by
architects Artemus Roberts
and Alfred W. Woods.

LC13:D9-226
64 Don Critchfield House
2535 P Street
(c.1912)
A Neo-Classic Revival house
of grand proportions.

LC13:D9-245
Samuel M. Melick
2444 P Street
(1885)
An Italianate residence built
for S.M. Melick, city marshall.

LC13:D9-248
Samuel M. Byerts House
2500 P Street
(c.1901)
A Stick Style residence next
to an almost identical
structure in poorer condition.

LC13:D9-253
Abbot W. Field House
2536 P Street
(c.1901)
Unsymmetrical Neo-Classic
Revival design of A. Field, grocer.

LC13:D9-260
Nimrod W. Norris House
2618 P Street
(c.1903)
A two story square box
vernacular structure with
hip roof where Charles H.
Lindbergh roomed when he
was in Lincoln.

LC13:D9-261
62 Louis F. Ziegler House
2626 P Street
(c.1885)
A delightful late Victorian
structure built for L.F.
Ziegler of Ziegler and
Ward, real estate, insurance
and loans.

LC13:D9-285
61 Cyrus Carter House
2315 Q Street
(c.1896)
A late Victorian structure with
an unusual round Eastlake porch
and fish scale gables.

LC13:D9-299
Dr. Otero C. Reynolds House
2530 Q Street
(1905)
A large concrete block
residence of O.C. Reynolds,
physician, built by contractor
David B. Howard.

LC13:D9-329
John Bridenbaugh House
2344 R Street
(c.1904-05)
A late Victorian structure
owned by J. Bridenbaugh,
real estate broker.

LC13:D9-353
James Stuart House
405 N. 25th Street
(c.1896)
A late Victorian structure
built by E.H. Eddy and
owned by J. Stuart, banker,
and later by J. F. Stevens,
physician, in Hawleys Add.

LC13:D9-355
Dr. Everett H. Eddy House
415 N. 25th Street
(c.1893)
A late Victorian structure
built by the developers
of Eddys Sub of Hawleys Add.

LC13:D9-356
59 William G. Langworthy Taylor
        House
435 N. 25th Street
(c. 1891)
A late Victorian brick structure
with a fine Eastlake porch was
the first house built on Eddys
Sub by Ambrose Eddy and later
purchased by W.G.L. Taylor,
professor at the
University of Nebraska.

LC13:D9-364
John S. Hanson House
2417 T Street
(c.1893)
A late Victorian vernacular
structure of J.S. Hanson, driver.

LC13:D9-366
J. Edward Soderberg House
544 N. 24th Street
(c.1900)
An asymmetrical Neo-Classic
Revival structure with a
Palladian window in the
second story side wall
of J.E. Soderberg, bookkeeper.

LC13:D9-383
60 Roger-Williams House
407 N. 26th Street
(c.1885)
A Queen Anne structure built
by Henry Royer, carpenter,
and later occupied by
Thomas F.A. Williams, attorney,
and Hattie Plum Williams,
professor at the University
of Nebraska.

LC13:D9-400
66 Vine Congregational Church
500 N. 25th Street
(c.1907)
A Romanesque Revival church.

LC13:D9-406
Charles H. Jenkins House
545 N. 26th Street
(1906)
A two story bungalow structure of
imposing proportions.

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LC13:D9-448
Ellsworth Fleming House
605 N. 26th Street
(C. 1907-09)
An asymmetrical Neo-Classic
Revival structure built for
E. Fleming, jeweler and
optician.

LC13:D9-450
James A. Cultra House
2504 T Street
(c. 1889)
An eastern Stick Style
structure of J. A. Cultra,
merchant.

LC13:D9-454
Walter L. Hunter House
2428 T Street
(1889)
A sophisticated T-shaped
vernacular structure
with Late Victorian fish
scale gable and Neo-
Classic Revival porch on
three sides built for
W. L. Hunter of Hunter-
Mickel Printing Co.

LC13:D9-455
63 Edwin P. LeFevre House
2424 T Street
(c. 1890)
A delightful Eastern Stick
Style structure with
projecting bay window
and balcony built for F. P.
LeFevre, a clerk.

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Malone Neighborhood

LC13:D9-110
James A. Bailey House
1930 R Street
(c.1889)
L-shaped vernacular structure
with Eastlake detailing on
porch.

LC13:D9-130
Newman Methodist Episcopal
     Church
2265 S Street
(c.1930)
A Mission Style church.

LC13:D9-145
George A Thomas House
1950 S Street
(1890)
A late Victorian design built by
G.A. Thomas, a carpenter.

LC13:D9-191
Charles S. Nevins House
1922 U Street
(1909)
A late Victorian vernacular
T-shaped plan with fishscale
gable and Neo-Classic details
built by contractor George
McDougal.

LC13:D9-199
Edward C. Silldorf House
2153 U Street
(c.1889)
Another late Victorian vernacular
T-shaped plan with fishscale
gable and Neo-Classic details
built for E.C. Silldorf, a clerk.

LC13:D10-29
W.E. Jennings House
2434 W Street
(1916)
A vernacular T-shaped plan with
fishscale gable.

LC13:D10-91
Cushman Motor Works
942 N 21st Street
(1913)
The manufacturing plant for
gasoline engines which is an
early major industry in Lincoln.

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    LC13:D10-99
65 Whittier Junior High School
    2200 Vine Street
    (1923)
    A three story brick Neo-Classic
    Revival structure that is one of
    the earliest junior high schools
    in the country, was designed by
    architects Fiske and Meginnis
    and built by Olson Construction.

    LC13:D10-118
    Cushman Motor Works
    921 N 21st Street
    (1910)
    The first manufacturing plant of
    Cushman Motor Works in an
    industrial Mission Style.
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Near South Historic District

LC13:D7-1
Charles E. Yates House
720 S. 16th Street
(1893-94)
A Queen Anne style residence of
C.E. Yates, railroad telegraph
superintendant.

LC13:D7-2
27 Samuel H. Atwood House
740 S. 17th Street
(1900-01)
A Neo-Classic Revival residence
of S. H. Atwood, approved for
nomination to the National
Register.

LC13:D7-5
Floral Court Apartments
1739 G Street
(c.1915)
A Neo-Renaissance Revival
apartment complex.

LC13:D7-8
Comadore E. Prevey House
800 S. 18th Street
(1910-11)
A Neo-Classic Revival residence
of C.E. Prevey, Charity
Organization Society general
secretary.

LC13:D7-11
Willard C. Mills House
1638 F Street
(1885)
A fine Italianate cottage of
W.C. Mills, manager of the
H.T. Clarke Drug. Co.

LC13:D7-13
First Presbyterian Church
17th and F Streets
(1926-27)
A late Gothic Revival design
by architect Ralph Adams Cram.

LC13:D7-15
William E. Jakway House
1748 F Street
(1901-02)
A Greek Revival residence of
W.E. Jakway, hardware company
vice-president.

LC13:D7-17
John M. Tipling House
1830 F Street
(c.1886)
A late Victorian residence with
shingle gable of J.M. Tipling,
commercial traveler.

LC13:D7-23
Dr. Charles B. Manning House
910 S. 20th Street
(c.1889-90)
A late Victorian residence of
C.B. Manning, physician.

LC13:D7-24
24 Clark-Leonard House
1937 F Street
(1887)
A Queen Anne residence of
William M. Clark and then
William M. Leonard, of Clark-
Leonard Investment Company.
approved for nomination to
the National Register.

LC13:D7-26
Jones-Thompson House
1608 E Street
(1883-84)
An Eastlake style residence of
William B. Thompson.

LC13:D7-27
Charles Stewart House
1830 E Street
(1910-12)
A Western Stick style residence.

LC13:D7-28
Frederick A. Korsmeyer House
1840 E Street
(1890)
A late Victorian residence of the
president of F.A. Korsmeyer
Company.

LC13:D7-30
William Penn Apartments
1403 E Street
(1929-30)
An apartment building with
a Churrigueresque Spanish
Baroque entry which is
representative of apartments
in the area in the second
quarter of the 20th Century.

LC13:D7-31
Barras-Woods House
1445 E Street
(c.1889)
A Renaissance Revival residence
of C. Freeman Barras, contractor,
and later George J. Woods,
president of Woods Brothers
Investment Company.

LC13:D7-35
Morris Friend House
1845 E Street
(1905-06)
A Georgian Revival residence of
M. Friend, Concrete Silo Company
president.

LC13:D7-36
Michael Grace House
1925 E Street
(c.1888)
A late Victorian residence with
Neo-Classic porch.

LC13:D7-37
James Wampler House
1945 E Street
(c.1886)
An Italianate residence.

LC13:D7-40
William Jennings Bryan House
1625 D Street
(1888)
The residence of W. J. Bryan when he
was at his political height which
has since seen much modification.

LC13:D7-42
25 Rolla O. Phillips House
1845 D Street
(1890)
A Richardsonian Romanesque
residence of Captain R. O. Phillips,
railroader and Lincoln Land Company
executive, approved for nomination
to the National Register.

LC13:D7-43
Woods-Stuart House
1935 D Street
(c. 1906)
A Tudor Revival residence.

LC13:D7-44
Wilbur E. Chapin House
1979 D Street
(c.1914)
A Tudor Revival residence.

LC13:D7-45
73 First Plymouth Congregational Church
20th and D Streets
(1923-31)
An exceptional church building
designed by New York architect
H. Van Buren Magonigle, approved
for nomination to the National
Register.

LC13:D7-46
54 William D. FitzGerald House
1106 S. 20th Street
(1902-03)
A Neo-Classic Revival residence of
W. D. FitzGerald, dry goods.

LC13:07-47
32 John R. Mayer House
1140 S. 20th Street
(1918)
A Georgian Colonial Revival
residence.

LC13:D7-48
68 Harry A. Reese House
1990 C Street
(1907)
A Tudor Revival residence of
H. A. Reese, lawyer.

LC13:D7-49
Charles H. Swallow House
1848 C Street
(c.1918)
A Tudor Revival residence of
C. H. Swallow, real estate broker.

LC13:D7-50
Morris Weil House
1149 S. 17th Street
(1902-03)
A Neo-Classic Revival residence
of M. Weil, N.B.C. bank president.

LC13:D7-51
69 James C. McAfee House
1801 C Street
(1916-17)
A Neo-Renaissance Revival
residence.

LC13:D7-55
Elmer J. Burkett House
1944 B Street
(1914)
A Neo-Eclectic Revival residence
built by contractors Hansen and
Nielsen for E.J.Burkett, lawyer.

LC13:D7-59
71 Leroy W. Garoutte House
1801 B Street
(c.1893)
A Queen Anne residence of
L.W. Garoutte, traveling agent.

LC13:D7-61
70 George R. Whitney House
1965 B Street
(1916-17)
A Neo-Renaissance Revival
residence of G.R. Whitney,
life insurance president.

LC13:D7-62
Eli Shire House
1900 A Street
(1909)
A Neo-Classic Revival residence
of E. Shire, president of
Mayer Brothers Company, built
by contractor M.E. Hahn.

LC13:D7-63
Cummings-Tyler House
1544 D Street
(1888-89)
A Shingle style residence of
architect James Tyler,Jr.

LC13:D7-94
Apartments
1015-21 S. 16th Street
A High Victorian Italianate
apartment building representative
of those built in the Near South
in the late nineteenth century.

LC13:D7-95
Harry B. Evans House
1007 S. 16th Street
(c.1903)
A Neo-Classic Revival structure of
H.B. Evans, banker.

LC13:D7-154
Noryanna Apartments
835 S. 15th Street
(c.1914-15)
An apartment building re-
presentative of those built in
the Near South in the early
twentieth century.

LC13:D7-235
James Wampler House
1944 E Street
(c.1883-86)
A vernacular High Victorian
structure which is
probably one of the oldest
in the area.

LC13:D7-254
Howard W. Caldwell House
1919 E Street
(1908)
A Neo-classic Revival structure
of H.W. Caldwell, professor.

LC13:D7-261
Thomas J. Doyle House
1806 D Street
(c.1898)
A Neo-Classic Revival
residence of T.J. Doyle,
lawyer.

LC13:D7-262
John L. Teeters House
1812 D Street
(c.1901)
A Neo-classic Revival
residence of J.L. Teeters,
jeweler.

LC13:D7-265
Burr-Sheldon-Stuart House
1906 D Street
(c.1888)
A late Victorian structure
of Amanzel D. Burr,
insurance and loans, and
later of Frank L. Sheldon,
real estate, and Charles
L. Stuart.

LC13:D7-266
Willard Kimball House
1936 D Street
(c.1901)
A late Victorian residence
of W. Kimball, director of the
University School of Music.

LC13:D7-360
Myron E. Wheeler House
1717 D Street
(c.1891)
A late Victorian residence of
M.E. Wheeler, deputy auditor.

LC13:D7-361
Eugene A. Levi House
1727 D Street
(1911)
A Neo-Eclectic Revival residence
of E.A. Levi, livery stable
owner, built by Paul G. Hanson,
contractor.

LC13:D7-471
John M. Alexander House
1915 D Street
(c.1923)
A vernacular Prairie style
residence of J.M. Alexander,
real estate investments.

LC13:D7-472
Charles P. Letton House
1919 D Street
(c.1915)
An elaborate vernacular square
box residence of C.P. Letton,
State Supreme Court judge.

LC13:D7-503
James H. Allen House
2030 C Street
(1906)
A vernacular residence of J.H:
Allen, building material
general manager.

LC13:D7-506
A.M. Leeb House
1980 C Street
(1906)
A vernacular square box residence
built by James P. Schaaf, contractor.

LC13:D7-507
George W. Meeker House
1950 C Street
(1916)
A Tudor Revival house built by
contractor Harry Dobbs for
G.W. Meeker, banker.

LC13:D7-508
Meeker-Stewart House
1940 C Street
(1910)
The house was built for George
W. Meeker, banker, by
contractor Harry Dobbs and
later owned by John M. Stewart,
lawyer.

LC13:D7-509
Oscar A. Robinson House
1930 C Street
(1908)
The house was built for
O.A. Robinson, traveling agent
for International Harvester

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LC13:D7-510
Frederick A. Korsmeyer House
1920 C Street
(1906)
A Neo-Classic Revival house
built by contractor Thomas
P. Harrison for the
president of F.A. Korsmeyer,
electrical supplies.

LC13:D7-511
F.E. Stafford House
1908 C Street
(1908)
A Tudor Revival structure
built by contractor Harry
Dobbs.

LC13:D7-512
Frank Farrell House
1900 C Street
(1908)
A Neo-Classic Revival residence
by F. Farrell, real estate
broker.

LC13:D7-516
Rosanna Carson House
1809 C Street
(1900)
A Neo-Classic Revival
residence built by Francis
W. Brown.

LC13:D7-518
John E. Miller House
1845 C Street
(1893)
A late Victorian residence
of J.E. Miller, president
of Miller and Paine.

LC13:D7-522
Charles C. McPherson House
1955 C Street
(1908)
A Neo-Classic Revival
residence of C.C. McPherson,
real estate broker.

LC13:D7-524
Joseph Grainger House
1970 B Street
(1910)
An elaborate square box
residence with corner bay
windows built by C.A. Schaaf
for J. Grainger, wholesale
grocer.

LC13:D7-525
Charles C. Moyer House
1954 B Street
(1909)
A Neo-Classic Revival residence
built by C.A. Schaaf for C.C.
Moyer, physician.

LC13:D7-527
Edward L. Cline House
1920 B Street
(1908)
A Neo-Classic Revival
residence of E.L. Cline,
cashier, built by Harry
Dobbs, contractor.

LC13:D7-528
Eugene Leet House
1908 B Street
(1908)
A vernacular square box
residence of E. Leet,
grain company executive,
built by C.A. Schaaf.

LC13:D7-529
Herbert O. Barber House
1900 B Street
(1910)
A Neo-Eclectic Revival
residence of H.O. Barber,
feed mill executive, built
by Turner and Palmer.

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LC13:D7-533
Hudson J. Winnett House
1264 S. 20th Street
(c.1905)
A Tudor Revival residence of
H.J. Winnett, insurance.

LC13:D7-534
Thomas S. Allen
1260 S. 20th Street
(c.1907)
A Neo-Classic Revival
residence of T.S. Allen,
insurance.

LC13:D7-584
Frank T. Darrow House
2026 A Street
(c.1907)
A vernacular residence of
F.T. Darrow, railroad
engineer.

LC13:D7-594
Harry I. Forney House
1923 B Street
(1907)
A Neo-Classic Revival residence
of H.E. Forney, clerk.

LC13:D7-595
Ida L. Robbins House
1941 B Street
(1908)
A Neo-Renaissance Revival
residence built by Thomas
P. Harrison, contractor.

LC13:D7-596
Don L. Love House
1953 B Street
(1916)
A Neo-Gothic Revival structure
built by Hansen and Neilsen,
contractors for D.L. Love,
lawyer and vice-president of
Lincoln State Bank.

LC13:D7-600
Elmer B. Stephenson House
1962 A Street
(1908)
A Neo-Classic Revival structure
built of concrete block by
Reimers-Kaufman for E.B.
Stephenson, loan agent.

LC13:D7-606
Henry H. Wilson House
1339 S. 19th Street
(c.1905)
A Neo-Classic Revival residence
of H.H. Wilson, lawyer.

Near South Neighborhood

LC13:C6-213
William J. Mittan House
1301 Washington Street
(1904)
An unusual late Victorian residence
with recessed Neo-Classic porch.

LC13:C6-216
William A. Sprong House
1345 Washington Street
(c.1909)
A late Victorian form with Neo-
Classic details.

LC13:C6-230
George W. Sears House
1433 S. 14th Street
(c.1909-10)
A Neo-Classic Revival residence
with unusual roof and dormer.

LC13:C7-10
Old St. Paul's Evengelical Church
1300 F Street
(1873)
A vernacular frame building, the
oldest extant church structure
in Lincoln.

LC13:C7-11
St. Paul's Evangelical Church
1300 F Street
(1925)
A late Gothic Revival structure.

LC13:C7-12
First Free Baptist Church
1344 F Street
(c. 1888)
A brick Gothic Revival structure.

LC13:C7-611
Warren E. Kincaid Duplex
915-17 S. 14th Street
(1915)
A brick duplex with Neo-Classic
details built by contractor
William G. Fullager for W.E.
Kincaid, executive of Ross
P. Curtice Company.

LC13:C7-634
John A. Reichenbach House
1345 C Street
(1904)
A brick vernacular residence built
by contractor W.L. Campbell.

LC13:D6-1
Linus E. Southwick House
1621 A Street
(c.1907)
A Neo-Classic Revival residence.

LC13:D6-2
26 Arthur C. Ziemer House
2030 Euclid Avenue
(1909-10)
A Shingle Style residence of A.C.
Ziemer, Christian Science
practitioner, on the National
Register.

LC13:D6-3
51 Prescott School
1930 S. 20th Street
(1922)
A Jacobethan Revival School de-
signed by Fiske and Meginnis,
architects.

LC13:D6-4
74 B'Nai Jeshurun Synagogue
20th and South Streets
(1923)
A centralized brick church de-
signed by Davis and Wilson,
architects.

LC13:D6-16
Lawrence F. Farrell House
2040 South Street
(1921)
Dutch Colonial Revival residence
of L.F. Farrell, real estate
broker.

LC13:D6-23
Isaac M. Raymond House
1741 S. 22nd Street
(c.1911)
A Neo-Classic Revival residence
of I.M. Raymond, wholesale grocer.

LC13:D6-33
W. Clyde Davis House
2001 Euclid Avenue
(1911)
A rustic Bungalow residence of
W.C. Davis, dean of Lincoln
Dental College.

LC13:D6-82
Ernest Rokhar House
1743 S. 24th Street
(c.1913)
A Jacobethan residence built by
contractor E. Rokhar.

LC13:D6-96
Farrell-Lefler House
1826 S. 23rd Street
(c.1914)
A Bungalow residence of Lawrence
Farrell, real estate broker, and
later of Millard C. Lefler,
school superintendant.

LC13:D6-123
James Rivett House
1722 S. 24th Street
(c.1886)
An Italianate residence of J. Rivett
builder and superintendant of
building for the railroad

LC13:D6-127
Alexander C. Lau House
1818 S. 24th Street
(1907)
A two storey square box with a
Chateauesque hood molding over
the entry, built for A.C. Lau,
wholesale grocer.

LC13:D6-133
Lowe E. Ricketts House
1932 S. 24th Street
(1915)
A vernacular Prairie style home
of L.E. Ricketts, attorney

LC13:D6-135
Carl E. Reynolds House
2020 S. 24th Street
(c.1918)
A Prairie style home of C.E.
Reynolds, bank executive.

LC13:D6-137
Jacob E. Lichstenstiger House
2046 S. 24th Street
(c.1910)
A late Victorian form with Neo-
Classic Revival details, home of a
produce dealer

LC13:D6-138
Herbert B. Gooch House
2025 S.25th Street
(c.1917)
An asymmetric Eclectic Revival
period house of H.E. Gooch,
manufacturer and publisher.

LC13:D6-140
Joseph L. Burnham House
1925 S. 25th Street
(1907)
A Neo-Classic Revival residence
of J.L. Burnham, banker.

LC13:D6-165
29 John H. Yost House
1900 S. 25th Street
(1912)
A fine Neo-Renaissance Revival
structure of J.H. Yost, lumber
company president.

LC13:D6-172
Charles A. Lord House
2500 South Street
(1913)
An English Medieval Revival
residence of C.A. Lord, auto
dealer.

LC13:D6-186
James H. Baldwin House
1715 S. 26th Street
(c.1912)
A Neo-Classic Revival residence
of J.H. Baldwin, farm implement
agent.

LC13:D6-202
Isaac J. Brinegar House
1734 S. 26th Street
(c.1909)
A fine Eclectic Revival residence
of a real estate broker.

LC13:D6-220
Elliott A. Smith House
1910 S. 26th Street.
(1909)
A Tudor Revival residence built
by J.L. Scull and E.A. Smith.

LC13:D6-235
Herbert L. Cooper House
2001 Pepper Street
(1924)
A two storey box residence of H.L.
Cooper, traveling agent.

LC13:D6-253
Edwin G. Steckley House
1900 Pepper Street
(1912)
An unusual cross between a Western
Stick style and Prairie style
structure built for E.G. Steckley
department manager.

LC13:D6-300
Charles J. Olson
1405 S. 16th Street
(C. 1918)
A Tudor Revival residence
of the president of
Olson Construction

LC13:D6-302
George L. Farrell House
1445 S. 16th Street
(c.1893)
A vernacular brick residence.

LC13:D6-320
John Fifer House
1600 Washington Street
(c.1885)
A late Victorian residence built
by J. Fifer, contractor.

LC13:D6-332
Colin L. Hooper House
1717 A Street
(c.1886-87)
An Italianate cottage built for C.L.
Hooper, real estate broker, by
contractor Jacob J. Croy.

LC13:D6-334
Davis Apartments
1418-20 S. 17th Street
(c.1910)
A two story hipped roof vernacular
structure with Neo-Classic porch.

LC13:D6-335
Claude C. Flansburg House
1645 A Street
(c. 1903)
A fine Neo-Classic Revival residence
built for C. C. Flansburg, lawyer.

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LC13:D6-337
Robert T. Funk House
1601 A Street
(1915)
A Bungalow style residence designed
by Fiske and Meginnis, architects.

LC13:D6-338
Charleton C. Jerome House
1605 Washington Street
(c.1888)
A gabled Italianate residence built
by C.C. Jerome, contractor.

LC13:D6-339
Elias Baker House
1609 Washington Street
(c.1888)
A Stick Style residence of E.
Baker, clothier.

LC13:D6-352
John Brust House
1411 Washington Street
(1912)
A two story vernacular residence
typical of many on the street
developed by Elmer W. Brown,
attorney, and built by contractor
William G. Fullager.

LC13:D6-428
Wells H. Skinner House
1602 Sumner Street
(c.1900)
An unusual late Victorian. struc-
ture.

LC13:D6-438
Thomas J. Thorp House
1415 Sumner Street
(c.1891)
A square cottage with some
Neo-Classic details.

LC13:D6-466
William H. Dobson House
1611 Sumner Street
(1885)
A late Victorian structure
built by contractor W.H.
Dobson.

LC13:D6-493
Charles E. Hunt House
1719 Sumner Street
(1907)
A Neo-Classic Revival design
constructed of bricks and
stone by contractor M. Hahn
for C.E. Hunt, vice president
of A.D. Benway Co. furniture
and stoves.

LC13:D6-497
Charles E. Chowins House
1802 Washington Street
(c.1887)
A high Victorian design built
by contractor C.E. Chowins.

LC13:D6-498
James R. Lucas House
1810 Washington Street
(1914)
A vernacular Prairie style
house built by W.G. Fullager
contractor.

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LC13:D6-500
Samuel W. Long House
1830 Washington Street
(c.1890)
An Italianate residence of S.W.
Long, commercial traveler.

LC13:D6-504
Henry L. Cook House
1845 A Street
(c.1885)
A Victorian Italianate design.

Lc13:D6-518
John L. Clark House
1401 S. 21st Street
(c.1890)
A late Victorian residence

LC13:D6-528
Joseph A. Lippencott House
2145 A. Street
(c.1888)
An Italianate residence of J.A.
Lippencott, bank cashier.

LC13:D6-532
David Brown House
2210 Washington Street
(c.1889)
A late Victorian design
for D. Brown, grain dealer.

LC13:D6-533
Frank B. Kimball House
2202 Washington Street
(c.1898)
A fine Neo-Classic Revival
residence.

LC-13:D6-534
Peter Dierks House
2144 Washington Street
(1905)
A Neo-Classic Revival design for P.
Dierks, lumber and coal, built by
George A. Wilson, contractor.

LC13:D6-537
67 William T. Barstow House
1445 S. 20th Street
(c.1901)
A Neo-Classic revival residence
of W.T. Barstow, grain company
manager

LC13:D6-541
16 Louis G. Wettling House
1906 Washington Street
(c.1906)
An unusual concrete structure
of a vernacular square box
type built for L.G. Wettling,
public accountant.

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LC13:D6-546
Wood Epperson House
1815 Washington Street
(c.1889)
A late Victorian design built for
W. Epperson, real estate
dealer.

LC13:D6-562
Francis W. Brown House
1521 S. 20th Street
(c.1908)
A classic square box type
with second story corner
bay windows built for
F.W. Brown, lumber dealer.

LC13:D6-564
Henry P. Eames House
1542-44 S. 20th Street
(c.1905)
A Neo-Classic Revival residence
owned by H.P. Eames, musician.

LC13:D6-565
Ross P. Curtice House
1536 S. 2oth Street
(c.1908)
A Neo-Eclectic Revival resi-
dence owned by R. P. Curtice,
music store company president.

LC13:D6-567
Dr. Raymond G. Clapp House
2017 Washington Street
(1911)
A unique Eclectic Revival design
built by Soucey and Pesha,
contractors.

LC13:D6-569
Berlinghof Apartments
2031 Washington Street
(1931)
An Eclectic Revival design by
architect G.A. Berlinghof.

LC13:D6-570
G.A. Berlinghof House
1517 S. 21st Street
(c. 1907)
A Neo-Classic Revival design.

LC13:D6-578
31 Morris Folsom House
2121 Washington Street
(1905)
A Neo-Gothic design built for
M. Folsom, bank president.

LC13:D6-602
Jesse D. Moore House
1803 Garfield Street
(c.1909)
A two story Bungalow design.

LC13:D6-615
Apartments
1601 S.20th Street
(c.1930)
An Art Moderne design developed
by the Rathbone Company.

LC13:D6-624
Jacob A. Kosar House
1910 Sumner Street
(c.1902)
A small L-shaped vernacular
structure.

LC13:D6-666
John Dolan House
1610 S. 21st Street
(c.1901)
A T-shaped vernacular structure
with a Neo-Classic porch.

LC13:D6-667
Ferdinand C. Fiske House
1600 S. 21st Street
(1909)
An unusual eclectic design of
F.C. Fiske, architect.

LC13:D6-668
72 Charles L. Meshire House
2115 Garfield Street
(1911)
An unusual eclectic design by
F.C. Fiske, architect.

LC13:D6-693
William R. Clark House
1421 S. 26th Street
(c.1917)
A Neo-Renaissance Revival
residence of W.R. Clark,
dentist.

LC13:D6-729
Henry P. Wekesser, Jr. House
2624 Washington Street
(1916)
A Neo-Eclectic Revival resi-
dence built by W.B. Shurtleff
for H.P. Wekesser, Jr., doctor.

LC13:D6-733
Clyde E. Curtis House
2602 Everett Street
(c.1925)
A Bungalow style residence

LC13:D6-811
Arthur G. Hebb House
2535 Washington Street
(1915)
A Neo-classic Revival design
built by W.B. Shurtleff for
A.G. Hebb, auto dealer.

LC13:D6-887
Lee J. Dunn House
2645 Garfield Street
(c.1890)
A late Victorian residence of
L.J. Dunn, insurance and banking
officer.

LC13:D6-1008
Norman C. Sprague House
1811 S. 16th Street
(c.1880's)
A vernacular T-shaped residence
of N.C. Sprague, compositor.

LC13:D6-1014
John A. Anderson House
1941 S. 16th Street
(c.1902)
A brick residence built by J.A.
Anderson, mason.

LC13:D6-1034
William C. Lewis House
1645 Harwood Street
(c.1890)
A late Victorian residence probably
designed by Marcus Leach, architect,
for the owner P. Lewis,
hardware and implements.

LC13:D6-1061
Rufus K. Clark House
1601 Prospect Street
(c.1890)
A late Victorian residence of.
R.K. Clark, clerk.

LC13:D6-1087
John C. Eldredge House
1745 Euclid Avenue
(c.1889)
A Second Empire form with late
Victorian details and a Neo-Classic
porch which was owned by J.C.
Eldredge, commission merchant.

LC13:D6-1113
William G. Maitland House
1848 Prospect Street
(c.1892)
A late Victorian residence of W.G.
Maitland, Nebraska Planning Mill
secretary.

LC13:D6-1148
J. Russell Davis House
1950 Harwood Street
(1912)
A brick vernacular square box
structure of J.R. Davis,
dentist.

LC13:D6-1206
George R. McCormick House
2010 S. 18th Street
(c.1907)
An unusual gambrel roof
structure with a Palladian
window built by F.W. Brown.

LC13:D7-56
Trinity United Methodist Church
1345 S. 16th Street
(1887,1910, 1957)
A series of additions to the
original structure in Romanesque
Revival, English Gothic Revival
and Miesian styles, form a
strong unified design.

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LC13:D7-57
Old Plymouth Congregational Church
1640 A Street
(c.1897)
A Neo-Classic Revival structure
built for the Plymouth
Congregational Church and now
occupied by the Berean Fundamental
Church.

LC13:D7-64
Sunken Gardens
27th and Capitol Parkway
(1930)
A gift to the city by
J.C. Seacrest in 1930.

LC13:D7-287
Grocery Store
2302 D Street
(1906)
A brick grocery built by
mason Edward L. Simon.

LC13:D7-289
David R. McCurdy House
2316 D Street
(c.1888)
A late Victorian residence de-
veloped by A.D. Kitchen and
J.J. Gillilan, for D.R.
McCurdy, real estate broker.

LC13:D7-408
Charles I. Jones House
1710 B Street
(c.1903)
A Neo-Classic Revival residence
of C.I. Jones, manager.

LC13:D7-447
George E. Hager House
1535 B Street
(1912)
A Neo-Classic Revival residence
of G.E. Hagar, county attorney
built by Reese O. Stake,
carpenter.

LC13:D7-575
Joseph F. Hutchins House
2120 B Street
(1912)
A Tudor Revival residence of
J.F. Hutchins, coal dealer,
built by Norman A. Palmer
contractor.

LC13:D7-611
Hildreth-Grainger House
2105 B Street
(1912)
A Jacobethan Revival structure
built by contractor Parnell H.
Bush for Carson Hildreth, banker,
and later owned by Harry B.
Grainger, president of Grainger
Bros. wholesale grocer.

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LC13:D7-613
30 Noyes C. Rogers House
2145 B Street
(1914)
A Jacobethan Revival structure
built by Hansen and Neilsen,
contractors, for N.C. Rogers.

LC13:D7-623
William H. Dorgan House
2144 A Street
(c.1913)
The home of W.H. Dorgan, vice
president of Whitebreast Coal
and Lumber Co.

LC13:D7-654
38 Ray C. Pauley House
2540 C Street
(1918)
A Prairie style house built
by R.C. Pauley, vice president
of Pauley Lumber Co.

LC13:D7-735
Antone Estegard House
2436 B Street
(1922)
A vernacular Prairie style
residence with exaggerated
eave brickets built by R.E.
Richardson for L.H. Pauley
as developer and bought by
A. Estegard.

LC13:D7-762
Ludwig H. Pauley House
2601 B Street
(1918)
A Neo-Renaissance Revival
house built by contractor
Walter C. Collinsworth
for L.H. Pauley, president of
Pauley Lumber Co.

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North Bottom Historic District

LC13:C10-16
John Michel House
946 N. 8th Street
(c. 1910)
A square vernacular cottage
with a hipped roof and a summer
kitchen.

LC13:C10-37
Conrad Brehm Store
705 Y Street
(c.1906)
A Western false front store.

LC13:C10-50
George Maser House
912 Y Street
(c.1901-02)
One of the few remaining summer
kitchens of the Germans from
Russia built by contractor
George Philip Schaaf

LC13:C10-63
Peter Polsky House
738 Y Street
(c.1897)
A Neo-Classic vernacular residence
and summer kitchen.

LC13:C10-93
83 German Congregational Salem
        Church
901 Charleston Street
(1916)
A Neo-Gothic Revival Variation
of the German-Russian church
in brick built by W.J.
Assummacher.

LC13:C10-99
German Emmanuel Reformed Church
941 Charleston Street
(1906)
A Neo-Gothic Revival variation
of the German-Russian church.

LC13:C10-102
Lincoln Oil Company Station
1201 N. 10th Street
(1926)
An early filling station.

LC13:C10-107
John Hinkel House
910 Charleston Street)
(c. 1902)
A brick vernacular
structure with a summer
kitchen.

LC13:C10-110
Hayward School
1215 N.9th Street
(1904)
The first building has a fine
Mannerist (Neo-Renaissance
Revival) entry portal. Later
additions were by Davis and Wilson
architects.

LC13:C10-135
622 New Hampshire Street
A vernacular type typical of German
residence in Russia with side
entrance and gable roof probably
moved onto the site at a late
date.

LC13:C10-173
George Volmer House
720 New Hampshire Street
(c.1920)
A vernacular bungalow typical of the
construction of the first third of
the twentieth century built by
John Schleiger, carpenter.

LC13:C10-176
Jacob Henry House
700 New Hampshire Street
(1907)
A simple vernacular structure
built by John Felsing, carpenter
for Jacob Henry, railroad laborer.

LC13:C10-184
Louis Sauer House
941 Claremont Street
(c.1907)
A simple vernacular structure.

LC13:C10-190
Otto Bock House
926 Claremont Street
(1924)
A vernacular bungalow with
hip roof extended over porch
built by George Alt, carpenter,
for Otto Bock, boilermaker.

LC13:C10-247
St. John Evangelical Lutheran
      Church
1324 New Hampshire Street
(1927)
Another Neo-Gothic Revival
church following the basic German-
Russian design constructed by
Hoek and Gork.

LC13:C10-271
Peter Olberg House
1022 New Hampshire Street
(c.1899)
A Neo-Classic Revival vernacular
structure with a summer kitchen.

LC13:C10-280
John Weigant House
1109 New Hampshire Street
(c. 1896)
A Neo-Classic Revival vernacular
structure with side entrance.

LC13:C10-300
Philip Weigant House
1108 Charleston Street
(c. 1905)
A vernacular square cottage
with a hipped roof and a
summer kitchen.

LC13:C10-311
Peter Sader House
1008 Charleston Street
(c.1905)
A Neo-Classic Revival structure
with Palladian window.

LC13:C10-324
Henry Eirich House
1109 Charleston Street
(c.1901)
An impressive German-Russian
residence with summer kitchen
of H. Eirich, laborer, built
by contractor Henry Debus.

LC13:C10-337
Anton Hahn House
1020½ Y Street
(c.1912-13)
A gable end vernacular house with
side entry typical of German
homes in Russia owned by Anton
Hahn, laborer.

LC13:C10-351
Standard Planning Mill
1040 N. 11th Street
(c.1907)
A concrete block industrial
structure owned by Rheinhardt
Miller and William Schutte
provided many jobs for residents
of the North Bottom.

South Salt Creek Historic District

LC13:B7-3
Lewis H. Trester House
245 W. E Street
(c.1912)
A nineteenth century type vernacular
structure in excellent condition,
typical of Lincoln's first decades
that was probably moved onto
the site.

LC13:B7-4
Gottlieb Roth House
211 W. E Street
(c.1890)
A vernacular structure typical of
those built in the South Salt Creek
community during the first third
of the twentieth century.

LC13:B7-11
Jacob Deaner House
224 W. E Street
(c.1907)
Another vernacular type typical
of turn of the century building.

LC13:B7-12
Joseph Goebel House
230 W. E Street
(1911)
A one story 24 feet square cottage
with hip roof vernacular structure
built by J. Goebel.

LC13:B7-17
Albert Wendt House
219 W. F Street
(c.1894)
A vernacular structure facing
the street on its long side.

LC13:B7-25
George B. Skinner House
107 W. F Street
(c.1890)
A late Victorian two story structure
which dominates the streetscape.

LC13:B7-27
First German Congregational Church
100 W. F Street
(1920)
The first church serving the
Germans from Russia was rebuilt
on this site in 1920. It was
built in the Gothic Revival style
by George Schumackar on a plan
that was typical of many German
churches built along the Volga
River in Russia and serves as a
model for most of the churches
built in Lincoln by the Germans
from Russia. It has been
approved for nomination to the
National Register.

LC13:B7-32
August Esser House
200 W. F Street
(c.1890)
Vernacular type typical of Lincoln's
first decades, owned by A. Esser
editor of the weekly "Nebraska
Staats Anzeiger".

LC:13:B7-43
Wegner Stokke House
109 W. G Street
(c.1889)
A vernacular type with side
entrance and gable roof facing
the street typical of German
residences in Russia, of W. Stokke
laborer.

LC13:B7-44
79 Robert A.A. Luedtke House
103 W. G Street
(c.1898)
Another typical German-Russian
type vernacular house with
side entry built for a
local blacksmith.

LC13:B7-55
John B. Denvir House
212 W. G Street
(c.1887)
An unusally large and untypical
house for the community.

LC13:C7-1
48 William H. Tyler House
808 D Street
(1890-91)
A Richardsonion Romanesque house
of a masonry contractor
designed by his brother,
architect James Tyler,
is listed on the National
Register.

LC13:C7-2
81 Frieden's Evangelical Lutheran
Church
1045 S. 6th Street
(1907)
built by contractor Jacob
Rohrig and based on the
designs of churches in the
Volga River region of
Russia.

LC13:C7-13
Peter Hilt House
441 D Street
(c.1910)
The vernacular I type residence   141
of P. Hilt, Lincoln Traction
Co., sweeper

LC13:C7-15
Henry J. Amen House
601 D Street
(c.1918)
A two story vernacular Prairie
style house of a significant
German-Russian community leader
and grocer, H.J. Amen

LC13:C7-16
13 Wilhelm Schneider House
635 D. Street
(c.1884)
A vernacular structure typical
of Lincoln's earliest
residences owned by W.
Schneider, laborer.

LC13:C7-17
Gottlieb Meyer House
1135 S. 7th Street
(c.1908)
A brick hipped roof residence with
Italianate window hoods.

LC13:C7-18
John E. Warren House
1137 S. 7th Street
(c.1900)
A brick hipped roof residence with
Italianate window hoods of J.E.
Warren, fireman.

LC13:C7-19
John J. Gessner House
1139 S. 7th Street
(c.1910)
A brick hipped roof residence with
Italianate window hoods.

LC13:C7-20
Lincoln Park
D to F and 6th to 8th Streets
(1867)
The original city park plotted as
the major public amenity in the
first plat of 1867 by the Capitol
Relocation Commission.

LC13:C7-21
75 German Evangelical Lutheran Immanuel
        Church and School
8th and D Street
(1917)
A church and school structure which
resembles schoolhouses of the German
colonies in Russia, sold to the
American Forward Association in 1950.

LC13:C7-22
Martin D. Thurston House
1117 S. 8th Street
(c.1887)
A square cottage Southern pyramidal
type residence of M.D. Thurston,
dentist.

LC13:C7-23
Jacob Bowers House
1119 S. 8th Street
(c.1887)
A square cottage Southern pyramidal
residence of J. Bowers,
stonecutter.

LC13:C7-24
1121 S. 8th Street
(c.1887)
A square cottage Southern pyramidal
type residence.

LC13:C7-25
82 German Evangelical Congre-
    gational Zion Church
9th and D Street
(1927)
A late Gothic Revival design.

LC13:C7-47
Henry J. Weber House
542 A Street
(1910)
A Neo-classic Revival structure
with side dormer typical of
housing built in the first
quarter of the twentieth
century by H.J. Weber, a
carpenter.

LC13:C7-61
Jacob Rothe House
1310 S. 6th Street
(1905)
A vernacular type built by
J. Rivett, supervisor of
buildings for the railroad,
and owned by J. Rothe, laborer.

LC13:C7-81
Ebenezer Congregational Church
801 B Street
(1926)
A Neo-Gothic Revival church
created for a German-Russian
congregation by H. Grasmick
replacing a 1915 frame church.

LC13:C7-102
12 Jacob J. Lebsock Grocery
710 B Street
(1912)
A western false front store
built by Adam Rohrig.

LC13:C7-105
John Kahm House
1229 S. 7th Street
(1921)
A fine example of a bungalow
adaptation of a typical
vernacular design built by
J. Kahm, carpenter.

LC13:C7-116
John Kiser House
546 B Street
(1915)
Another Neo-Classic Revival
structure excellently
maintained.

143

LC13:C7-117
77 George J. Stroh House
540 B Street
(1907)
The Neo-Classic Revival
home of George J. Stroh,
railroad car repairman.

LC13:C7-163
Fred W. Rische House
806 C Street
(c.1890)
An unusual massing of two
vernacular forms owned by
F.W. Rische, carpenter.

LC13:C7-169
Sobott-Weber House
720 C Street
(c.1902)
A Neo-Classic Revival
structure typical of the
neighborhood built for
Augustus S. Sobott, F Street
pumping station engineer,
later sold to John J. Weber
a local builder.

LC13:C7-180
J. Heitzenrader House
1128 S. 6th Street
(1921)
A well maintained vernacular
bungalow with roof projecting
over the porch.

LC13:C7-191
Henry Amend House
541 D Street
(c.1908)
A Neo-Classic Revival design.

LC13:C7-197
Conrad Scheidt House
645 D Street
(1905)
A finely proportioned late
Victorian structure with
Neo-Classic details built by
a local builder Adam Rohrig for
Conrad Scheidt, a printer, and
later owned by Henry G. Grasmick,
a carpenter and builder.

LC13:C7-212
John E. Peterson House
1026 So. 8th Street
(1905)
A two story Neo-Classic
Revival structure with an
impressive porch on two sides
owned by J. B. Peterson,
restaurant owner

LC13:C7-214
15 Henry Hoffman House
1016 S. 8th Street
(1913)
A two story box vernacular
type house of H. Hoffman,
railroad foreman, typical
of those built in Lincoln
in the first quarter of the
twentieth century.

LC13:C7-216
Conrad Strasheim House
1000 S. 8th Street
(1913)
A two story box typical of
several structures which form
part of the eastern edge of
the park of C. Strasheim,
salesman.

LC13:C7-229
Jacob J. Wagner House
938 S. 8th Street
(1917)
A vernacular bungalow
erected by Jacob J. Wagner,
carpenter.

LC13:C7-230
John E. Spomer House
942 S. 8th Street,
(1917)
A vernacular bungalow also built
by J.J. Wagner, first purchased
by Jacob Meng, railroad
laborer and in 1919 by J.E.
Spomer, shoe repair.

LC13:C7-247
Henry Holtze House
1017 S. 6th Street
(1886)
An early vernacular structure
built and occupied
by contractor H. Hoitze.

LC13:C7-249
August Doerr House
1035 S. 6th Street
(c.1895)
A Neo-Classic vernacular house
built by A. Doerr,
blacksmith and later owned by
Adolph Lebsack, dry goods.

LC13:C7-276
Johnathan R. Bing House
826 S. 8th Street
(c.1886)
An L-shaped vernacular structure
with late Victorian bay window
projection built by carpenter
J.R. Bing.

LC13:C7-286
Joseph R. Webster House
276 S. 7th Street
(c.1881)
A Classic Revival structure with an
oval window in its pediment typical
of a few residences on the block.

LC13:C7-397
80 Jacob Amend House
330 C Street
(c.1901)
A one story T-shaped vernacular
structure with late Victorian details
and side entrance for a German-
Russian laborer and later by grocer
George Bauer.

LC13:C7-415
Henry B. Worster House
101 D Street
(c.1920)
A T-shape vernacular structure, home
of H.B. Worster, mason, probably
moved onto the site in the early
1920's.

LC13:C7-457
Peter Spomer House
240 D Street
(1909)
A typical square cottage with
bay window on side wall.

LC13:C7-491
George Bauer House
446 E Street
(c.1889)
A typical square cottage with
a gable dormer and
Neo-Classic porch of George
Bauer, laborer.

LC13:C7-513
Otis Robertson House
934 S. 2nd Street
(c.1904)
The vernacular T-shape residence
with an untypical central dormer
of O. Robertson, railroad trucker,
one of three similar adjacent
structures.

LC13:C7-522
Henry J. Amen Grocery
201 F Street
(c.1888)
An important site for the Germans
from Russia community. It
was first the Henry F. Bruse
Grocery (1888-1892) before
being owned by German-Russians,
becoming the Conrad H. Bauer
Grocery (1892-1903) and finally
the Henry J. Amen Grocery.

LC13:C7-529
Johann Wedel House
243 F Street
(c.1890)
A side entry, gable front
vernacular structure
built by Johann Wedel,
carpenter.

LC13:C7-547
George Lesser House
404 F Street
(1900)
A vernacular cottage with a
finely detailed late Victorian
porch built by G. Lesser,
carpenter.

LC13:C7-562
Peter Burbach House
216 F Street
(1908)
A vernacular structure with a
Neo-classic dormer that is
somewhat unusual for the
neighborhood.

LC13:C8-63
John Roberts House
826 H Street
(c.1885-88)
A substantial High Victorian brick
residence of J. Roberts,
machinist.

LC13:C8-88
Chris Betz House
104 K Street
(c.1880)
Historically important as the
site of one of the first German-
Russian settlers, C. Betz, laborer.

LC13:C8-100
Stumpf-Betz House
103 K Street
(1880)
Historically important as the site
of one of the first German-
Russian settlers, Conrad Stumpf, a
coach cleaner for the Burlington
Railroad and in 1883 Chris Betz.

LC13:C8-103
George Eisel House
104 J Street
(c.1880)
Historically important as the site
of one of the first German-Russian
settlers, G. Eisel, a car
repairman for the Burlington
Railroad.

LC13:C8-105
Chris Bernhardt House
120 J Street
(c.1880)
Historically important as
the site of one of the first
German-Russian settlers,
C. Bernhardt, a railroad
switch engineer.

South Salt Creek Neighborhood

LC13:C5-73
39 Ross R. Beams House
2229 S 8th Street
(1913)
A finely designed bungalow
built by the carpenter-
owner R. Beams and continuously
occupied by the same family.

LC13:C6-32
14 Wilhelm Heltzar House
748 Plum Street
(1909)
A square cottage vernacular
structure with an elaborate
Eastlake porch of a late date
but with fine details, built by
Henry Weis, laborer, for W.
Heltzer, railroad car repairman.

LC13:C6-165
Mohrman's Replat
710-724 Washington Street
(1924)
An unusual set of brick cottages
facing a communal walkway.

LC13:C6-195
John T. Cochran House
835 A Street
(c.1885)
A vernacular square cottage
with an elaborate Eastlake
porch which was built by
real estate developer Samuel
A. Arbuckle and owned by
Charles F. Creighton.

LC13:C8-116
11 Peter Burns House
807 K Street
(c.1869)
A vernacular structure on its
original site from Lincoln's
earliest years surrounded by
industrial structure. Possibly
as important a site for common
lifestyle and construction
as the Kennard House is for
the high style.

Lincoln

LC13:C7-8
Granville Ensign House
1109 F Street
(c.1880's)
A Stick Style residence of
G. Ensign, carriage line
owner, once occupied by
Alpha Sigma Phi Fraternity.

LC13:C7-9
Mount Zion Baptist Church
1203 F Street
(1922)
A Spanish Colonial Revival
design.

LC13:C7-658
Apartments
930 A Street
(1906)
An Italianate brick duplex
with pressed tin cornice.

LC13:C7-671
Frederick Wohlenberg House
901 C Street
(c.1887)
A two story Italianate
structure built for
F. Wohlenberg, building
products agent.

LC13:C7-702
E.W. Allen House
1132 A Street
(1906)
A Neo-Classic vernacular
design built by E.W. Allen

LC13:C7-740
J. Russell Davis House
1219 C Street
(1912)
A brick vernacular square
box built by W.G. Fullager,
contractor, residence of
J.R. Davis, dentist.

LC13:C7-770
Anderson G. Beeson House
1140 C Street
(c.1890's)
An Eastern Stick Style
residence of A.G. Beeson, of Burr
and Beeson, real estate, loans
and insurance.

LC13:C7-775
Wilson T. Moore House
1220 C Street
(c.1880's)
A late Victorian cottage with
fish scale gable and Neo-Classic
porch.

LC13:C7-777
Christopher Wilson House
1244 C Street
(1904)
A Neo-Classic Revival residence
of C. Wilson, contractor

LC13:C7-780
John L. Foster House
1021 D Street
(c.1881-82)
A late Victorian residence with
fish scale gable and Neo-Classic
porch.

LC13:C7-781
Hans P. Lau House
1029 D Street
(c.1890's)
A vernacular Chateuesque
residence with Neo-Classic
porch of H.P. Lau, wholesale
grocer.

LC13:C7-782
Hans P. Lau House
1045 D Street
(c.1887)
A Neo-Classic Revival design
of H.P. Lau, wholesale grocer.

LC13:C7-783
John D. Lau House
1125 S. 11th Street
(c.1890's)
A vernacular box with
Neo-Classic porch and
Renaissance Revival
dormer of J.D. Lau,
wholesale grocer.

LC13:C7-784
Hyde-Campbell House
1133 S 11th Street
(c.1890's)
An unsymmetrical Neo-
Classic Revival residence
of S.D. Hyde, produce,
and F.E. Campbell, commission
merchant.

LC13:C7-788
Newton S. Shannon House
944 D Street
(1905)
A Neo-Classic Revival
residence.

LC13:C7-791
Albert Watkins House
920 D Street
(c.1886)
A late Victorian residence of
A. Watkins, editor of
the State Democrat.

LC13:C7-792
Irving J. Manatte House
912 D Street
(c.1887)
A late Victorian residence with
a Palladian window.

LC13:C7-795
George E. Finney House
905 E Street
A Gothic Revival residence of
C.E. Finney, clerk.

LC13:C7-818
Robert H. Mitchell House
902 F Street
A Gothic Revival residence
of R.H. Mitchell, commercial
merchant.

LC13:C7-822
Webster Duplex
943-45 G Street
(c.1880's)
A late Victorian structure
with fish scale gable of
William W. Webster, shoe
dealer.

LC13:C7-827
Richard C. Outcalt House
1039 S. 11th Street
(c.1880's)
A late Victorian residence
of R.C. Outcalt, bank cashier.

LC13:C7-833
19 John L. Miller House
1029 E Street
(c.1874)
A Second Empire residence.

LC13:C7-842
John Reed House
1201 E Street
(c.1880's)
A late Victorian residence
of J. Reed, merchant.

LC13:C7-844
Betz Duplex
1037-39 S. 13th Street
(1912)
A brick vernacular box
duplex developed by
John M. Betz, real estate
dealer.

LC13:C7-845
William C. Van Andel House
1045 S. 13th Street
(1914)
A brick vernacular box
residence of W.C. Van Andel,
second hand goods, by
contractor J.A. Johnson.

LC13:C7-861
Christopher Hagensick House
914 S. 10th Street
(c.1890's)
A late Victorian cottage.

LC13:C7-881
The Knapp Hotel
1227 G Street
(1905)
A Neo-Classic Revival apartment.

LC13:C8-4
55 Rudge and Guenzel Building
1214 N Street
(1917)
A Chicago School design with
Neo-Renaissance details,
designed by Berlinghof and
Davis.

LC13:C8-5
43 Old Nebraska Telehpone Building
128 S. 13th Street
(1894-96)
A Neo-Renaissance Revival
design of Omaha architect
Thomas R. Kimball, on the
National Register.

LC13:C8-10
Sharp Building
206 S. 13th Street
(1927)
A Gothic Revival design
of J.H. McArthur, architect.

LC13:C8-12
20 St. Paul's Methodist Church
1144 M Street
(1899)
A Victorian Gothic structure.

LC13:C8-13
Old Lincoln Telephone Building
231 S. 14th Street
(1903)
A Neo-Classic Revival
design.

LC13:C8-17
42 First Church of Christ Scientist
1205 L Street
(1911)
A Neo-Classic Revival
design by S.S. Beman,
Chicago architect.

LC13:C8-20
Apartments
1022-28 K Street
(c.1880's)
A brick late Victorian
apartment block.

LC13:C8-21
Apartments
12th and K Streets
(c.1892)
A brick late Victorian
Romanesque apartment
block.

LC13:C8-23
Orlo Flats
(1906)
505-11 S. 14th Street
A Renaissance Revival
apartment block developed by
Andrew J. Sawyer.

LC13:C8-27
Barr Apartments
627-43 S. 11th Street
(1889-91)
A late Victorian Romanesque
apartment block designed
by F. C. Fiske, architect,
approved for nomination to
the National Register.

LC13:C8-29
Charles G. Dawes House
1301 H. Street
(1891)
The late Victorian residence
of C.E. Dawes, vice president
to Calvin Coolidge, 1925-29.

LC13:C8-31
Francine Apartments
1111-19 H Street
(1889-90)
A fine series of Richardonian
Romanesque apartments
developed by Charles W.
Lymon, lumber dealer.

LC13:C8-158
22 735 O Street
(c.1884)
One story cast iron store front
in a fine state of preservation.

LC13:C8-160
Raymond Bros. and Co.
801 O Street
(c.1884-85)
A wholesale grocery store of late
Victorian design built by John
Lanhan, contractor.

LC13:C8-171
Smith-Dorsey Company
233 S. 10th Street
(1933-39)
An Art Moderne streamlined
structure designed by
Meginnis and Schamberg,
architects, and built by
Olson Construction Co.

LC13:C8-172
C. DeWitt Hagarman House
327 S. 10th Street
(c.1884)
A fine high Victorian
Italianate residence
occupied by C.D. Hagerman,
real estate broker.

LC13:C8-182
Paul Bartlett House
1011 H Street
(c.1898)
A late Victorian residence
of a P. Bartlett, manager
of a building products
company, Curtis and Bartlett.

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LC13:C8-196
John M. Betz House
1320 G Street
(1909)
A vernacular prairie
style house built by
Foster Lumber Co. for
the president of Betz
and Crawford Investment
Co.

LC13:C8-206
Mariposa Apartments
745 S. 12th Street
(c.1914-15)
A brick structure developed
by William Coon, automobile
dealer, typical of the
apartments south of downtown
in the early 1900's.

LC13:C8-281
17 Palace Livery Stables
1121 M Street
(c.1888)
A Romanesque Revival
structure.

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LC13:C8-282
57 Old Lincoln Star Building
301 S. 12th Street
(1923)
A Neo-Classic Revival
structure designed by C.H.
Larsen and built by George
Tobin, contractor.

LC13:C8-286
40 Union Bus Depot
300 S. 13th Street
(c.1930)
An Art Deco structure designed
by Davis and Wilson and
built by Olson Construction
Company.

LC13:C8-289
18 Elite Studio
226 S. 11th Street
(1888)
A Richardsonian Romanesque
structure.

LC13:C8-350
5 Old First National Bank
1001 O Street
(1911)
A Chicago School type office
building designed by Chicago
architects Highland and
Green.

LC13:C8-360
McGee's
1201 O Street
(1918)
A Neo-Classic Revival structure
designed by Ellery Davis and
built by Olson Construction
Co.

LC13:C8-362
Miller and Paine
1245 O Street
(1913, 1916)
A series oт Neo-Classic
Revival structures
designed by Berlinghof and Davis,
the corner building in 1913
and the tower in 1916.

LC13:C9-1
First United States Post Office
      and Courthouse
920 O Street
(1874-79)
A high Victorian Gothic and
French Second Empire design
of architects A.B. Mullet
and W.A. Potter which has also
served as the old city hall, on
the National Register.

LC13:C9-2
Burr Block (Anderson Building)
1202-06 O Street
(1887)
A late Victorian design by
architect James Tyler which
had been substantially
modified in 1916 as the
Security Mutual Building by
Berlinghof and Davis. It
has been approved for nomination
to the National Register.

LC13:C9-3
56 Stuart Building
128 N. 13th Street
(1929)
A Neo-Gothic Revival design by
architects Davis and Wilson.

LC13:C9-4
Armour-Cudahy Building
301 N. 8th Street
Probably one of the oldest extant
structures in the warehouse
district

LC13:C9-5
21 Veith Building
816 P Street
(1884)
A high Victorian structure built
for the Louis Veith Grocery.
Veith was one of the earliest
settlers of Lincoln, arriving
in 1869.

LC13:C9-6
Miller and Paine Warehouse
826 P Street
(c.1922)
A Neo-Renaissance Revival
structure.

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LC13:C9-7
Architectural Hall
    (Old University Library)
11th and R Streets
(1895)
A late Victorian Romanesque
design of Omaha architects
Fisher and Lawrie, on the
National Register.

LC13:C9-8
Sheldon Memorial Art Gallery
12th and R Streets
(1964)
An important design of
architect Philip Johnson.

LC13:C9-9
Social Science Building
12th and R Streets
(1919)
A Neo-Classic Revival
design of Chicago architects
Coolidge and Hodgdon.

LC13:C9-12
Weiler Packing Company
226 North 10th Street
(c.1903)
A high Victorian Italianate
design with pressed tin
moldings.

LC13:C9-31
37 University Publishing Company
1126 Q Street
(1909)
A Chicago School structure
with Wrightian details.

LC13:C9-36
Safeway Food Center
1320 Q Street
(1937)
A Neo-Romanesque Revival
structure designed by
J.B. Miller.

LC13:C9-41
44 The Temple Building
1201 R Street
(c.1907)
A magnificent Neo-Classic
structure designed by Omaha
architect John Latenser.

LC13:C9-74
 3 Burr-Muir Block
215 N. 9th Street
(c.1881)
A Romanesque Revival structure
developed by C. C. Burr and D.D.
Muir.

LC13:C9-80
35 Burlington Depot
201 N. 7th Street
(1927)
A Neo-Classic Revival
railroad station designed
by Davis and Wilson.

LC13:C9-88
36 Harpham Brothers Building
814 P Street
(1912)
A Sullivanesque design in
form which lacks the
ornate detailing typical
of this style.

LC13:C9-93
Grainger Brothers Company
733-37 P Street
(1936)
An industrial structure
designed by Davis and
Wilson which basically
repeats the scheme of
the Gringer Bros. Co.
building at 101 N. 8th Street

LC13:C9-98
Grainger Brothers Company
101 N. 8th Street
(1912)
A warehouse structure for
Grainger Bros. wholesale
grocers, built by Charles
Olson, that was formerly
the site of Buckstaff
Bros. Manufacturing Co.

LC13:C9-103
Missouri Pacific Railroad Depot
800 S Street
(1898)
A Neo-Renaissance Revival design.

LC13:C9-110
28 Second United States Courthouse
       and Post Office
129 N. 10th Street
(1904-06)
A Beaux-Arts Classic design
built by Olson Construction,
with additions in the 1920's
and 1930's.

LC13:C9-118
34 Farm Mutual Insurance Company
1222 P Street
(1921)
A Neo-Renaissance Revival design.

LC13:C9-119
Stuart Avery Motor Company
1120 P Street
(1916)
A Sullivanesque style structure
with typical ornamentation seen
in the capitals.

LC13:D8-1
6 Nebraska State Capitol
15th and K Streets
(1922-32)
A Modernistic design by
Bertrum G. Goodhue on the
National Register and a
National Historic Landmark.

LC13:D8-3
William H. Ferguson House
700 S. 16th Street
(1910-11)
A Neo-Renaissance Revival design
by Cleveland architects
Searles, Hirsh and Gavin
on the National Register.

LC13:D8-4
41 Thomas P. Kennard House
1627 H Street
(1869)
An Italian Villa design by
Chicago architect John K.
Winchell for T.P. Kennard,
Secretary of State, on the
National Register.

LC13:D8-8
Elijah Leming House
1225 C Street
(c.1880's)
A late Victorian residence
of E. Leming, seller of
books and stationery.

LC13:D8-9
~~Albert Kimsey House~~ HARRIS HOUSE
1630 K Street
(c.1911-12)
A Neo-Classic Revival
residence.

LC13:D8-12
St. Mary's Catholic Church
1420 K Street
(1888-89)
A Gothic Revival design which
was originally the Central Church
of Christ.

LC13:D8-13
Scottish Rite Temple
332 S. 15th Street
(1915-16)
A Neo-Classic Revival
design by Berlinghof
and Davis.

LC13:D8-17
Lincoln High School
2229 J Street
(1913)
A Neo-Classic Revival
design by Berlinghof and
Davis.

LC13:D8-20
Masonic Temple
1635 L Street
(c.1926)
An Art Deco design by
Davis and Wilson.

LC13:D8-43
33 Nebraska Central Building
and Loan
1409 O Street
(1905)
A Neo-Classic structure.

LC13:D8-46
Bohmer Apartments
131-39 S. 18th Street
(c.1908)
A concrete block apartment house

LC13:D8-59
Addison S. Tibbets House
1718 N Street
(1909)
A Neo-Classic Revival structure
built for A.S. Tibbets,
lawyer, by contractor
L.C. Parker.

LC13:D8-230
Henry N. Fletcher House
2001 L Street
(c.1889)
A vernacular late Victorian
residence of H.N. Fletcher,
wholesale feeds. One of a
series of four structures
built by Charles M.
Cadwallader, real estate
developer and contractor.

LC13:D8-231
William W. Homes House
2005 L Street
(1890)
A vernacular late Victorian
residence of W.W. Holmes,
capitalist.

LC13:D8-232
Albert W. Utter House
2011 L Street
(1889)
A vernacular late Victorian
residence of A.W. Utter,
builder.

LC13:D8-233
Albert T. Seeley House
2015 L Street
(1889)
A vernacular late Victorian
residence of A.T. Seeley,
deliveryman.

LC13:D8-251
46 Butler Building
1845 O Street
(1889)
A Victorian Italianate
structure designed by
architect J.J. Butler
as a speculative
venture anticipating
growth around the
Rock Island Depot.

LC13:D8-341
Antelope Grocery
2400 J Street
(c.1923)
A Tudor Revival store
developed by Roy Palen.

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LC13:D8-387
William L. Murphy House
2525 N Street
(c.1880's)
A Queen Anne residence
of W.L. Murphy, real
estate and loans.

LC13:D8-392
George A. Seybolt House
245 S. 26th Street
(c.1880's)
A late Victorian residence
of G.A. Seybolt, loans.

LC13:D8-491
23 Brown-McLaughlin-Colter House
255 S. 27th Street
(1889)
A late Victorian Stick Style
structure built by Guy A.
Brown and owned by William
McLaughlin, real estate
agent and county treasurer,
John J. McLaughlin, president
of Nebraska Lumber and Coal,
Charles J. McLaughlin, and
Eugene F. Colter.

LC13:D9-1
Rock Island Depot
1944 O Street
(1892-93)
A late Victorian Chateauesque
design rehabilitated in 1969 by
Clark and Enerson and on the
National Register.

LC13:D9-2
Lewis-Syford House
700 N. 16th Street
(c.1878)
A French Second Empire
residence on the National
Register.

LC13:F6-1
William Jennings Bryan House
     (Fairview)
4900 Sumner Street
(1902)
The residence of William
Jennigns Bryan, designed by
Roberts and Woods, is on the
National Register and a
National Historic Landmark.

LC13:F12-1
Old Main
50th and St. Paul Avenue
(1887-88)
A late victorian Romanesque
building at Nebraska Weslyan
University on the National
Register.

5. PRESERVATION

Our lives are enriched when we can look at our present environment and see in it
our past history. It takes on a multi-dimensional reality. A building then
becomes more than an address; it becomes the home of an emigrant from Russia, the
house where Charles Lindbergh slept, the estate of a golden tongued politician;
one of the few examples of Prairie architecture in a land where prairie is
synonomous with Nebraska. A knowledge of history fills a structure with its
past occupants and gives depth to an understanding of our own existance and
enriches our daily lives.

Much of Lincoln's historic environment has been lost in both physical reality and
memory. This has been due in part to our response to growth and progress which
displaces the old, and due also to our blindness and neglect of our heritage. It
takes a conscious effort to preserve; it takes a tempering of present demands by
not only a respect for historic structures but a positive action to insure that
they will remain in existence.

Goals

Broad based goals need to be affirmed in order to create a basis for effective preservation action in Lincoln.

One of the first objectives of any preservation program is the identification and evaluation of historic resources. This study has surveyed the resources in the survey areas and has identified the most significant districts and landmarks in the inventory. Yet there are other areas in Lincoln which also need to be surveyed (Havelock, University Place, Belmont, College View, Bethany, etc.). A comprehensive survey should be continued to all parts of Lincoln to identify other historic resources worth preserving. Also, there are often other resources in the survey area that are potentially as significant as ones included on the inventory. The evaluation of historic resources ought to remain flexible, responding to data uncovered by further research into the history of the site or to positive or negative modifications to the structure.

A second objective is the broad based effort to preserve these historic resources for the general welfare of the people of Lincoln. Those landmarks and districts identified in the inventory are an irreplaceable resource. They are the ones that should receive the first priority for preservation, but this does not mean that buildings not listed are not worth saving. These other structures are essential to the historic context which sets the meaning of the more significant landmarks in perspective. They too ought to be included in a conscious program of conservation. The inventoried sites should be individually evaluated in terms of the conservation techniques that will be most beneficial in preserving the quality of the structure.

A third major objective is the control and guidance of change to the landmarks and districts. Change is an inevitable natural process within a community or a structure. Change may enhance an area's or building's historic value but more often change has the potential of destroying its integral worth as an historic resource. In order to insure the historic continuity and environmental unity

of our historic resources, change must be controlled. The historic significance
of each district lies in homogeneous development which reflected the lifestyles
and socio-economic status of its creators and occupants. Change needs to be
guided so that this significance is not lost and that the architectural character
is preserved.

A fourth objective is to improve the quality of historic resources. Many
landmarks and historic districts would lose their value if left to passive
neglect. The historic resources are not museum pieces but occupied buildings
and neighborhoods. In order to retain both their historic character and
viability they need to be positively maintained and rehabilitated. Change
needs to enhance the design quality which already exists while minimizing
the effect of incompatible and undesirable uses and structures. The
economic, functional and esthetic values embodied in the historic resources
should be strengthened and used as the basis upon which the overall quality
of the neighborhood is improved.

A final objective for preservation is an increase in public awareness of
these historic resources. The community must become conscious of existing
historic landmarks. Individuals owning historic sites need to know how to
maintain and enhance their properties for the public good. Knowledge about
preservation activities should be publicly available and strongly promoted.
An awareness of these historic resources can stimulate a civic pride that
will promote an improved quality of life which is the ultimate value of
preservation.

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Techniques

There are many techniques that can be used by governmental units, private organizations and individuals to facilitate preservation goals. The final objective of each of these techniques is to preserve the historic and architectural environment. This requires a cooperative effort among the individuals, neighborhoods, organizations, and public agencies involved in the community.

Historic Preservation is dependent on a growing awareness and concern through education, then the actual restoration and protection of historic resources in turn leads to broader community recognition of the need for preservation.

Private Owners

The greatest preservation effort will need to come from private individuals and organizations. Private groups can often provide assistance to individuals as well as forming a collective voice for the community.

It is important to recognize that all of the federal and state agencies involved in historic preservation only serve to encourage and facilitate the process. They rarely initiate it. Only publically-owned structures or buildings of prime historic importance will be protected by these agencies. The first responsibility for most preservation activity in any community remains with the individual who lives there. It is the individual property owner who often bears the major responsibility and cost for preservation. Preservation is an expensive process, especially when the area in question is under the economic pressure of increased population density. Aside from offering information and technical advice, many of the agencies have programs offering the vital ingredient to any project-funding.

The owners of historic properties will provide the greatest amount of personal resources toward preservation. They will be the ones carrying mortgage and

rehabilitation loans. Lending institutions need to encourage preservation by providing funds for this activity for the benefit of the community.

Individuals who own a building of historic or architectural importance that is eligible for the National Register may take advantage of several federal programs. The Tax Reform Act of 1976 provides incentives for the rehabilitation of these qualified structures. Federally insured loans made by private institutions at market rates may also be available for restoration costs of National Register homes. This is made possible by the Federal Housing Administration's Title I Home Improvement Loan Program. Grants-in-aid are provided for by the National Historic Preservation Act and are to be used for the acquisition, preservation, and restoration of National Register property. These grants proivde half the funds to help protect eligible structures. The Nebraska State Historic Preservation Officer will help to determine eligibility and the state distributes the annual allocation of federal funds.

Owners of landmarks can preserve their buildings after restoration by the use of restrictive deed covenants which could require the maintenance of historic resources and prevent any change to its character. These real estate techniques are a means of legally conserving a community's heritage.

Community Organizations

The formation of local special interest groups is an excellent way to help protect structures that are historically or architecturally significant to the local community, yet not eligible for the National Register. Collective work not only offers information and support to the individual home owner, but also helps to preserve the historic character of the neighborhood. Community organizations can direct neighborhood conservation projects that are a real response to grassroots needs and concerns. Private means are needed to balance and supplement public programs.

A task force can be organized by the community regarding specific preservation issues. Programs can be developed and seminars conducted as a means of promoting community concern for preservation. An important addition would be a special committee designed to record the oral history of a

neighborhood through interviews with the older residents. Groups can also sponsor historic house tours not only to stimulate awareness by allowing visitors to view the interiors of significant and interesting buildings, but also to provide general funds needed for preservation. A group interested in maintaining and exhibiting a particular property as a "house museum" may find the National Endowment for the Arts Museum Program useful.

The National Endowment for the Arts has two additional programs designed to help revitalize or maintain the image of the community. These are the American Architectural Heritage Program and the Community Conservation Program. Although these programs will not fund acquisition of property or restoration costs, they do provide matching funds on a 50-50 basis for planning and adaptive use research.

The acquisition of historic properties by community groups is one means of preservation that is highly visible. The buildings could then be re-used as organization offices and "house museums". The use of an historic structure should be as compatible as possible with its original function. Through adaptive use the basic nature of the historic resource can be retained if care is taken not to destroy its integrity.

Another method of conserving the environmental quality of a historic area is through the purchase of facade easements. An owner may use his property but sell the right to modify the exterior facade to a community or preserva-tion group that would preserve the view for public benefit.

A useful financial technique is the establishment of revolving funds as a means to aid local preservation efforts. This is especially important for historic district restoration programs where the community's attention and resources need to be concentrated for most effective use. A revolving fund provides a financial power base from which to implement preservation projects. This has proved to be a very useful technique for saving endangered structures. Excellent programs have been developed in Denver, Savannah, and Charleston.

Perhaps the most useful federal program for preservation work in Lincoln is the Community Development Block Grant from the Department of Housing and Urban

Development. This is an extremely flexible source of financial aid and will
help fund historic preservation if it is part of the comprehensive plan for
the community. The grant can be used to establish a revolving fund for the
acquisition, rehabilitation, and resale of historically or architecturally
important properties to a buyer who would preserve them. It can also make
low-interest loans available for restoration of rental properties. Currently
in Lincoln approximately $80,000 of block grant funds will be used specifically
for rehabilitation of historic and architecturally significant structures in
the Near South neighborhood.

Federally funded programs are all applied for through and administered by
agencies who work directly with the community groups. Final allocation of
federal funds is also reviewed by the mayor and the city council in order
to maintain coherence between the community plans and the city comprehensive
plan. The block grant is especially attractive as the federal guidelines
require a high level of community participation.

Another effective means of preservation can be the formation of non-profit
private groups not confined to any particular neighborhood, but interested
in preserving any threatened historic site in the city. In Lincoln, the
Junior League has been involved in research and survey work for several years
and has also organized preservation education conferences. Recently, they
helped to organize and fund Lincoln-Lancaster Landmarks. This group was
specifically created to promote general urban preservation and restoration.
Through site survey, restoration, and economically feasible adaptive use
programs, Lincoln-Lancaster Landmarks is interested in protecting abandoned
or threatened buildings.

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The Lincoln Neighborhood Preservation Corporation is another private group
formed for the purpose of rehabilitation and preservation of significant
structures. This profit-making organization hopes to establish a revolving
purchase fund through the sale of stock. The purchased homes will be
rehabilitated, often restoring larger homes from multiple to single family
dwellings, and then resold to buyers who will maintain the property.

A further possible role for private organizations could be the establishment
of a technical assistance program for individuals to use as a preservation

resource. This could be donated or provided on a minimum cost basis depending upon income level of historic property owners. Organizations could also promote interest in preservation through an awards program which could recognize individual or group efforts on restoration projects, innovative programs, assistance, or publications about the historic resources of Lincoln.

Finally, either as individuals or groups, residents need to be aware of the city's zoning regulations and proposals, and the Comprehensive Plan. Citizen participation will encourage the city government to pass vital preservation ordinances and to adapt special zoning for historic districts. The city should be responsive to citizen's requests for a Landmarks Ordinance, but as in other preservation activity, the individual must take the initiative in exhibiting the desire and need for such a program. An active and highly vocal citizen coalition is a most effective addition to any preservation program.

Public

The city has a major responsibility to stimulate and promote preservation of historic resources. Public implementation of preservation objectives is essential since it is only through public regulation that private speculative development can be controlled. There are several techniques that can facilitate private participation in preservation.

The first technique the city can use to stimulate a general awareness and interest in preservation is to publish the results of this survey. A program of publicity should be geared to the general public through publishing, community organizations through meetings, and to individual site owners through correspondence.

The city has numerous techniques available to promote actual preservation. The most important single technique would be the creation of a historic district and landmarks commission. This technique is used in over 500 cities in the country with Madison, Wisconsin and Omaha, Nebraska both having model land-marks ordinances.

An advisory board to the planning commission and the city council needs to be

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created as an integral part of a preservation plan for Lincoln. This board should be composed of residents of Lincoln appointed by the mayor from recommendations made by the Nebraska State Historical Society, local chapter of the American Institute of Architecture, local preservation organizations, historic district citizens groups, and planning commission. Several members of the board should have professional expertise in architecture, local history, planning, real estate law, and architectural history. Historic district residents should also be included. All members should have demonstrated a keen interest in preservation in Lincoln.

The board should be given the authority to: study the structures and districts in the city that are architecturally and historically significant; to make recommendations for landmark and historic district designation for city council approval; to review any changes in construction of these historic structures; to stay the demolition of landmarks in order to provide time for the examination of reasonable alternatives; and to cooperate with owners to improve their properties and overcome problems posed by preservation.

The board should establish criteria for district and landmark designation. Generally, the criteria used for the structures should be that they exemplify the broad picture of Lincoln's history, relate to a historic person or event, or are a speciman of an architectural type significant to Lincoln. They should follow the National Register criteria with the possible exceptions being the 50 year limit to listing, and the inclusion of structures with a greater local interest. One major benefit to establishing local historic districts and landmarks is the ability of private individuals to take advantage of the Tax Reform Act of 1976.

The establishment of historic zoning districts is another major technique for preservation. The most flexible historic zoning district is one that acts as an addition to existing codes. Austin, Texas is one example where this type of zoning has been enacted. It can be applied to single structures and adjacent property or whole districts without effecting the current zones or density. Historic zoning could be an effective tool to preserve the exterior character or regulate change of structures. It should be used in cases where the physical significance of a structure could be diminished by modifications or lack of maintenance.

Coupled with zoning is the possiblility of the relaxation of city building codes for owners of historic structures. There is need for building codes to provide

for the health and safety of occupants of historic buildings in a way that is compatible with both the historic quality of the structure, and its contemporary use. There should be a procedure established to individually review historic structures in terms of the intent of life safety codes. Building codes should contain a provision for historic preservation waivers with the interpretation and establishment of the degree of compliance up to the discretion of the local official on a case by case basis. There should also be an appeals board comprised of professionals in design and preservation.

An additional innovation would be the establishment of compatible historic standards for new construction. This could cover items which would effect the character of the neighborhoods, such as construction material, building size and scale, color, massing pattern, etc. These standards should be directed to the character of the urban design in a historic district rather than being an imitation of specific details from a historic structure.

Other public techniques would include providing local tax abatement incentives for preservation projects rather than the usual tax increase which comes to restoration projects. Tax incentives can become a powerful method of encourage rehabilitation and preservation. It could take the form of a reducation of tax assessment rates, tax freeze or a temporary exemption.

Also the city could initiate funding for preservation projects through a vote of the people by municipal bonds intended to provide for restoration of major historic sites.

170   Further educational resources could be offered to the community through historic restoration courses at the Southeast Community College. This could be designed to aid non-professional home owners. Other professional courses could be offered by the University of Nebraska.

In a few major cases there can be direct acquisition of historic structures for public use through the powers of eminant domain or outright purchase. This should be used when it is the only remaining way to save an outstanding building and when it would serve a direct public function (ie. neighborhood center, library, or city office space.)

The state's commitment to preservation is centered in the State Historic Preservation Office located at the State Historical Society. One major function of the S.H.P.O. is the preparation of nominations to the National Register of Historic Places. They are currently in the process of surveying the state of which this survey is a part. Forms to nominate properties may be filled out by local citizens or by the S.H.P.O. staff and are reviewed first by the S.H.P.O. staff, then by the state review board, and finally by the State Historic Preservation Officer, who signs each approved nomination and forwards it to the National Register for their review and listing. This is one essential technique in the process of preservation but it should not be thought of as a substitute for a local preservation board.

Implementation

The guidelines and strategies for historic preservation recommended by
The Lincoln City-Lancaster County Comprehensive Regional Plan are excellent.
It is unfortunate that this chapter of the plan lies dormant. The city's
commitment to high population density in some of the same areas in
Lincoln that should be designated as historic districts not only contradicts
the preservation recommendations within the comprehensive plan, but is also
in direct conflict with plans developed for the neighborhood associations.
These plans request controlled maintenance of existing population density
with a high priority given to the protection of the historic and architectural
character of the neighborhood. Unless this conflict is resolved the plan's
recommendations for the preservation of historic resources remain empty
gestures.

The areas near the central business district can support a higher population
density without destroying the historic character of the neighborhoods only
if the results of this growth are carefully controlled. The key to this
resolution is in the adoption of two effective and closely related techniques.

First, the adoption of an ordinance establishing a Historic District and Landmarks
Commission is an essential step toward implementation of the city's existing
preservation policies as stated in the comprehensive plan. It would be the
keystone of a quality preservation program. The commission should have
authority to act in the following areas: 1) to designate historic districts,
landmarks, and to continue research and identification of preservation resources;
2) to regulate construction rehabilitation, exterior alteration and demolition
of landmarks within historic districts; and 3) to establish standards for
rehabilitation and maintenance of sites in accord with a general policy of
protection for historic districts and landmarks, and to work closely with
property owners seeking funding for preservation.

Other duties of the commission should include working toward the passage of enabling

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legislation and other ordinances encouraging historic preservation and fostering the historic heritage of Lincoln. The ordinance should also provide for the enforcement of these preservation regulations since there is little point in creating a token advisory board.

Second, overlay historic zoning district is an effective companion to the Historic Districts and Landmarks ordinance. This form of selective zoning could provide important tools for the landmarks commission without interfering substantially with the essential zoning patterns of the city, and assure further continuity between the goals of the city and the goals of historic preservation.

It must be stressed that a Historic District and Landmarks Commission coupled with a historic zoning district would in no way impede growth and development. Historic preservation ultimately improves property values and strengthens the economy of the city. Lincoln has already lost many beautiful structures. The commission is simply an intelligent means as a catalyst to implement preservation objectives by both the public and private realms of citizen involvement and of assuring that a pleasant and interesting city remains intact.

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APPENDIX

Criteria

The general criteria used for this Historic and Architectural Site Survey were those used by the National Register of Historic Places. These criteria look at the quality of significance to history, architecture, culture, and archeology present in districts, buildings, structures, sites, and objects which possess integrity of location, design, setting, materials, workmanship, and feeling and that: are associated with events that have made a significant contribution to the broad patterns of history; or are associated with the lives of persons of significance in our past; or embody the distinctive characteristics of a type, period, method of construction, or represent the work of a master; or possess high artistic values; or represent a significant and distinguishable entity whose components may lack individual distinction; or may be likely to yield information important to pre-history or history. There is usually a minimum age of 50 years placed upon properties to be considered eligible for the National Register; however, there are exceptions for places which have achieved significance of exceptional importance within the past 50 years such as the Nebraska State Capitol.

Buildings were evaluated in the field by the survey team using a more specific scoring system based on these general criteria. The scoring system was similar to those used elsewhere, specifically Savannah and Santa Cruz. Each structure was evaluated as to the physical condition of the building, its site and neighborhood, degree of change from the original design, relative importance to the neighborhood context, architectural significance, and historical significance. The following scoring breakdown was used:

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Physical condition evaluations were made for structures (good, 10; fair, 5; poor, 0), grounds (good, 4; fair, 2; poor, 0), and neighborhoods (good, 8; fair, 4; poor, 0). Good structural condition meant the building appeared to be sound and in need of no more than routine maintenance such as painting or restoration of ornamental details. Fair condition indicated some evidence of deterioration such as a sagging porch, rotting wood, etc. Poor condition meant there were some serious structural problems visable from the exterior. Grounds were evaluated as good condition if they were well maintained, fair if they were in need of maintenance, and poor if they were bare or paved. The immediate surroundings (neighborhood) were also evaluated for their condition and maintenance.

Degree of change from the original design was considered (little or none, 10; moderate, 5; considerable, 0). Buildings with minor alterations or changes that were compatable to its character were rated little or none. Moderate change included inappropriate but not irreversible exterior change such as fire escapes. Considerable alterations were extensive and permanent change to the original integrity of the architecture.

Importance of building to its neighborhood context (great, 15; moderate, 10; minor, 0) rated the esthetic or environmental relationship of a building to its immediate surroundings. Buildings of great importance by virtue of their size, materials, or other qualities constituted a very important element in the fabric of the street or neighborhood. A moderate rating meant they were important as a contextural element while a minor rating indicated a building of relative unimportance to the neighborhood character.

Architectural significance of structures was rated on their worth as a stylistic example (exceptional, 25; excellent, 20; good, 15; fair, 5; poor, 0). A few buildings such as the First Plymouth Congregational Church were rated as exceptional. Several buildings were rated as excellent such as the W. G. L. Taylor house. Buildings which were of above average architectural interest were rated good. Fair significance indicates buildings of only passing interest while poor structures had no significant architectural interest.

Historical significance was established in the research phase of the survey (national, 30; state, 20; community, 15; none, 0). The historical importance of most structures of national or state importance were already established previous to this study. Those of community importance were established for owners having arrived at some local published fame. The research on this phase was generally limited to structures of above average architectural interest as established in the field.

These scores were combined and produced the ratings of: exceptional, 70 plus points; excellent, 60 - 69; very good, 50 - 59; good, 40 - 49; and fair, 20 - 39. Approximately 50% of the buildings received over 40 points. These were then plotted on a map and were used to assist in establishing historic districts. They were also used in the process to help reduce the number of surveyed sites into an inventory listing.

Maps

Base maps of the neighborhoods include a map of the general neighborhood, visual image, land use, period of construction, historical and architectural significance, and historic district. These maps were used in the process to identify potential historic districts and represent the types of information evaluated. A map of Lincoln shows the city and the surveyed neighborhoods in tone and an outline around the adjacent areas included in the survey. It also serves as a reference key to the neighborhood maps.

The visual image to identify the chief visual features of each neighborhood was obtained in a preliminary survey. The basis for this type of image study was derived from Kevin Lynch's The Image of the City in which he identified land-marks, edges, nodes of activity, circulation paths, and districts. The visual image looked specifically for: visual factors such as nodes of activity, topo-graphy (ridges), vistas, and changes in visual character (soft and hard edges); physical factors such as circulation (major and minor paths), major open spaces, barriers to access, natural features like South Salt Creek (natural edge), unique elements (street furniture, brick streets), open spaces and street landscaping; and socio-economic factors such as building groups, changes in character (major and minor edges) and nodes of activity.

Land use information was obtained from a previous neighborhood survey by the city and updated by this field survey. The map makes distinctions between single family and multiple family residence, commercial, industrial, and public or semi-public land use.

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Period of construction data was taken from the inventory site information and extended by a review of city directories. The critical breakdown of construction periods was determined by economic and stylistic changes in time. It looked at the first two major boom periods of Lincoln's history and Victorian architecture (1870-89), and period of depression and economic recovery to World War I and Neo-Classic Revival (1890-1914), the economic prosperity and Eclectic Revivals (1915-29), and the depression era and early modernism (1930-45).

The historical and architectural significance was taken from the field data and historic research scoring system as explained above. The final set of maps define the historic district and landmarks arrived at in the inventory. Most sites were identified as to their architectural merit even though they may have also been of historical value. In the South Salt Creek and North Bottom neighborhoods, the identification of German-Russian homes in 1915 were included because of their ethnic importance to the historic district. This data was taken from the work of Hattie Plum Williams and serves as a good point of reference to study because World War I greatly reduced the emigration of these people. However, many homes were built in the neighborhoods by Germans from Russia well after this date and the maps may be misleading as to the greater actual number and location of their homes.